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Ground Floor, 3B Eaton Road, Sussex County Cricket Club,  
Hove, BN3 3AN

TO LET: BRAND NEW MEDICAL/LEISURE UNIT

# LOCATION



Located on Eaton Road, the premises sit on the Ground Floor of The Tate Office Building which offers 9,902 sq ft (920 m<sup>2</sup>) of Grade A office/medical accommodation, positioned at the main entrance to the 1st Central County Ground, and adjacent to the highly successful Tate Residences development comprising 37 luxurious residential apartments.

Founded in 1839, Sussex County Cricket Club has played at this historic ground since 1872 and remains the home of the oldest county cricket club in England. In addition to summer fixtures, the club hosts a variety of high-profile events throughout the year, making it a vibrant, well-visited venue.

Hove is a lively, densely populated residential area and Church Road, to the south, serves as the main commercial artery, linking Western Road and New Church Road. It is home to a range of well-known businesses, including Baked Cafe, Fatto A Mano Pizza, and Mulberry General Store, as well as various local estate agents, independent restaurants, and speciality retail shops.

Hove Station is just a 15-minute walk (0.8 miles) from the building, offering regular direct train services to London Victoria (80 minutes), Gatwick (30 minutes), and up to six trains per hour to Worthing (16 minutes), Portsmouth (60 minutes), and Eastbourne (56 minutes). The A27 and A23 are easily accessible by car, and public transport links within the city are frequent and reliable.

## Description

A unique opportunity to sub-let an open-plan Medical/Leisure space on the Ground Floor of the brand new, state-of-the-art Tate Office building within the prestigious Sussex County Cricket Ground. This established location is poised for further regeneration, promising an even more enriched environment for any business operations.

The premises is now available for immediate occupancy for a flexible short-term letting period.

## Key Features

- Newly constructed 9,902 sq ft (920 m2), 3-storey office/medical building (B1/D1 use)
- Prime Hove location on a busy thoroughfare at the main entrance of Sussex County Cricket Ground
- Only a 15-minute walk from Hove Station
- Available for immediate occupancy with flexible lease terms

## Accommodation

### Ground Floor

- Internal Width (Max): 25'3"
- Internal Depth (Max): 21'9"
- Floor-to-ceiling height: 9.8 feet (3 meters)

**Total Accommodation (NIA) – 461 sq ft (42.8 m2)**

The building was constructed to high efficiency and sustainability

standards, featuring a modern energy-efficient air conditioning system, abundant natural light, concrete flooring, multiple power outlets, and LED panel lighting. Additional features include built-in storage cupboards, a galley kitchen equipped with a fridge and dishwasher, as well as shared ground-floor WC/shower facilities that are fully DDA-compliant.

## Amenities

- Part of the highly successful Phase One development, consisting of 37 residential apartments (all sold).
- Ground floor public house/restaurant pre-let to The Sussex Cricketer, located next door.
- Purpose-built 9,902 sq ft (920 m2) office building, now fully leased.
- The area is set to be further enhanced through a proposed master plan, including a purpose-built five-star conference facility and upgraded cricket amenities.

## Lease

A new sub-lease is available for a flexible short-term period (no more than three years).

Guide Rent - £13,000 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability



Full Repairing & Insuring by way of service charge.

01273 701070).

The estimated service charge for the year ending 2025 is £3,249.80 per annum. This covers electricity, water, building insurance, cleaning and maintenance of common areas, repairs, fire alarm monitoring, and other associated services.

## Business Rates

To be reassessed.

- Billing Authority: Brighton & Hove
- Description:
- Rateable Value:
- Valid from 1 April 2023 to present

Benefit from Full Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

## VAT

The building has been elected and therefore VAT will be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal fees.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t:











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