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Rochester House, 48 Rochester Gardens,  
Hove, BN3 3AW

TO LET: MODERN OFFICE SPACE IN PRIME HOVE LOCATION

# LOCATION

Located in the heart of Hove, Rochester House at 48 Rochester Gardens offers high-quality office accommodation in a sought-after location just moments from the bustling Church Road. This well-positioned building provides an excellent working environment, benefiting from its proximity to a range of local amenities, transport links, and the vibrant commercial and social scene of central Hove.

The location is well-served by public transport, with Hove Station just a 12-minute walk (0.6 miles) away, providing direct train services to London Victoria (80 minutes), Gatwick Airport (30 minutes), and frequent connections to Brighton, Worthing, and beyond. The area is also well-connected by local bus routes, offering easy access to Brighton city centre and surrounding areas. For those commuting by car, the A27 and A23 are within easy reach, ensuring straightforward access to key regional and national road networks.

Rochester House is an ideal choice for businesses seeking a well-connected, vibrant location with excellent amenities and a professional working environment in one of Hove's most desirable neighbourhoods.



## Description

A unique opportunity to lease modern office space in Rochester House, a well-appointed building in the heart of Hove. Situated on Rochester Gardens, just moments from the vibrant Church Road, this location offers an excellent working environment with convenient access to local amenities and transport links.

The premises features an open-plan layout, benefiting from a bright and contemporary workspace. A separate, modern fitted shared kitchenette and WC facilities are available on the same floor.

Available for immediate occupancy on a temporary licence, the space offers flexibility for businesses seeking a prime Hove location.

## Key Features

- Prime Hove location just off Church Road with excellent amenities nearby
- Modern office accommodation
- Only a 12-minute walk from Hove Station
- Available for immediate occupancy on flexible terms

## Accommodation

### Ground Floor

- Internal Width (Max): 13'5"
- Internal Depth (Max): 14'11"
- Floor-to-ceiling height: 9.53 feet (2.9 meters)

### Total Accommodation (NIA) – 183 sq ft (17 m2)

A separate, modern-fitted shared kitchenette and WC facilities are available on the same floor.

## Lease

A temporary licence will be granted outside the provisions of the Landlord & Tenant Act 1954 (as amended).

Commencing Rent - **£8,400 per annum**, inclusive of business rates, electricity, heating, water, waste removal, repairs and maintenance, building insurance, and service charges.

## Rent Review

By negotiation.

## Repairing Liability

Inclusive in the headline rent.



## VAT

VAT will not be payable on the terms quoted.

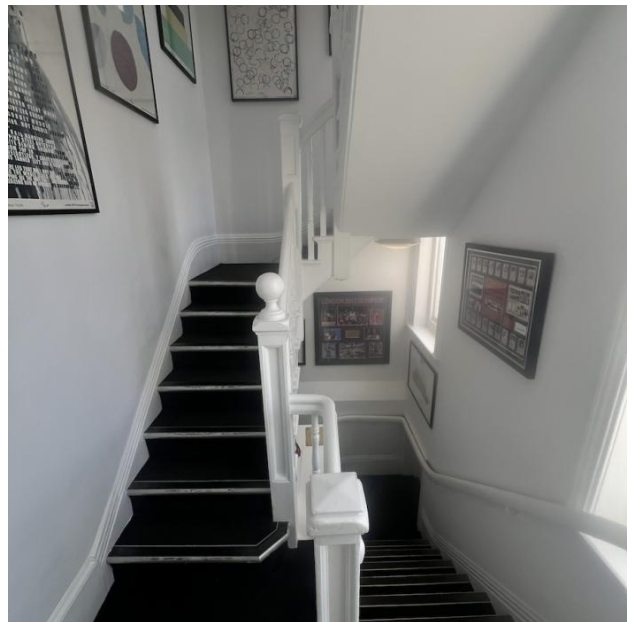
## Legal Fees

Each party is to pay their own legal fees.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).







GET IN TOUCH  
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