



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**NEWLY REFURBISHED OFFICE SUITE**  
**163 SQ FT (15 SQ M)**  
**INCLUDING ROOF TERRACE**  
**ALL INCLUSIVE RENT**



**FIRST FLOOR OFFICE**  
**100 CHURCH ROAD**  
**HOVE**  
**BN3 2EB**

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## FIRST FLOOR OFFICE - 100 CHURCH ROAD, HOVE, BN3 2EB

### LOCATION

The property is situated in a highly prominent and central location in the heart of Hove's commercial thoroughfare. The property is situated on the south side of Church Road between Albany Villas and Medina Villas, a few meters from the pedestrianised George Street and surrounded by numerous bars and restaurants, all of the major banks, public transport facilities, the seafront and the beach.

The premises are accessed via a self-contained entrance to the rear of the building via Albany Mews.

**ACCOMMODATION** The premises comprise first floor refurbished office suite as follows:

### FIRST FLOOR OFFICE:

14'4" x 11'5"

**163 sq ft (15 sq m)**

- Newly refurbished
- Roof terrace
- Spot lighting

### TENURE

Lease/Licence

### TERM

All inclusive tenancy is available for between 6 - 12 months

### RENT

£400 per month inclusive

### LICENSE FEE

A license fee in the order of £75 is payable.

### LEGAL FEES

Incoming tenant to bear both parties legal costs

### VIEWING

Strictly via a prior appointment through sole agent:

**Rupert Burstow Ltd**

**Tel: 01273 731111**

