



RUPERT BURSTOW
Property Consultancy & Acquisitions

WELL LOCATED – CENTRAL HOVE
INDUSTRIAL PREMISES 6,330 SQ FT
WITH OFF STREET PARKING PLUS
LOADING/ACCESS
TO LET



**101 CONWAY STREET
HOVE
BN3 3LA**

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101 CONWAY STREET, HOVE, BN3 3LA

LOCATION: Situated in a highly convenient central location in the heart of Hove. The premises is located approximately a 2 minute walk from Hove station and a 5 – 10 minute walk from the amenities of Blatchington Road, George Street and Church Road, Hove. This area provides easy parking and access to central Brighton along the east and west coast via A27 and to the north via the A23/M23. This is a mixed use area.

ACCOMMODATION: The premises comprise a modern specification industrial unit as follows.

UNIT: Internal Width 80'5"
Internal Depth 78'9"

Total Area 6,330 sq ft (588 m²)

- Part brick part steel framed structure
- Electronically operated loading door
- 3 Phase electricity
- Fully fitted WC's and kitchenette
- Two car parking spaces
- Security gates fronting Conway Street

TENURE: Leasehold

LEASE: A new lease to be negotiated

RENT: £42,500 per annum exclusive

UNIFORM BUSINESS RATES:

- **Description:** Warehouse and premises
- **Rateable Value:** £47,750
- **Rates Payable:** £19,768 (April 11/12)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

VAT VAT may be chargeable on the terms quoted

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

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