



RUPERT BURSTOW
Property Consultancy & Acquisitions

**SUPERB PERIOD OFFICE SUITES
MUCH SOUGHT AFTER LOCATION
131 – 1378 SQ FT (12 – 128 SQ M)
TO LET**



**10 THE DRIVE
HOVE
BN3 3JA**



10 THE DRIVE, HOVE BN3 3JA

LOCATION Situated in a much sought after and high quality area of The Drive. The property is situated at the lower end of The Drive, a few metres from the junction with Church Road, Hove on the west side of the road. The lower end of The Drive is well known for it's high quality office suites and medical premises occupied by the likes of solicitors, doctors, accountants etc.

ACCOMMODATION The premises comprise high quality office suites on ground, first and second floors all with many original features – high ceilings, cornices and feature fireplaces. The accommodation is newly decorated and the vast majority is newly carpeted.

The schedule of room by room / suite by suite tenancies are based on all inclusive rentals and on 6 – 12 month licences

Floor	Room(s)	Size	Sq ft	Price
Ground Front North	A	15'6 x 23'8	367	£875 p.c.m. (£10,500 pa)
Ground Rear South	B	7'6 x 20'	150	LET
Ground Rear North	C	16'7 x 20'	332	LET
Ground Rear suite	B & C	7'6 x 20' 16'7 x 20'	482	LET
First Front North	A	23'8 x 14'	260	LET
First Front South	B	13'7 x 6'8	92	LET
First Front Suite	A & B	23'8 x 14' 13'7 x 6'8	351	LET
First Rear South	C	20' x 10'5	208	£475 p.c.m. (£5,700 pa)
First Rear North	D	19'9 x 12'9	252	£600 p.c.m. (£7,200 pa)
Second Front North	A	13' x 20'	260	£600 p.c.m. (£7,200 pa)
Second Front South	B	8'9 x 15'	131	£275 p.c.m. (£3,300 pa)
Second Rear South	C	15'2 x 10'6	160	£375 p.c.m. (£4,500 pa)
Second Rear North	D	20'3 x 14'3	288	LET

The accommodation is also available on a floor by floor or entire building – Rents on application

PARKING Parking may be available subject to further negotiation

TENURE Leasehold

LEASE New flexible lease/licence is available with terms to be agreed

- VAT** VAT is not 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

