



RUPERT BURSTOW
Property Consultancy & Acquisitions

**NEWLY REFURBISHED
OFFICE SUITES
ALL INCLUSIVE RENTS
AVAILABLE JANUARY 2011**



**KINGSWAY HOUSE
134-140 CHURCH ROAD
HOVE
BN3 2DL**

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LOCATION Situated in a highly central position in the heart of Hove's premier commercial thoroughfare of Church Road. The property is situated on the south side of the road opposite George Street. The premises benefits from being surrounded by numerous shops, restaurants and bars as well as all the major banks.

ACCOMODATION The premises comprise a variety of all inclusive, newly refurbished office suites with 24-hour access to the building and a manned reception between the hours of 9.00am-5.00pm Monday to Friday. The rental includes business rates, electric, heating. There is also a large, communal kitchen and separate WCs.

TENURE Lease/license

TERM 6 months

RENTAL LEVEL Rental levels as set out below are all inclusive.

SUITE	SIZE	AREA	RENT (PCM)
<i>First Floor</i>			
1	12'11" x 14'	180 sq ft	LET
2	12'9" x 10'10"	138 sq ft	LET
3	14'10" x 14'	207 sq ft	LET
4	17'7" x 11'7"	203 sq ft	LET
5	12'1" x 11'7"	140 sq ft	LET
6	16'11" x 13'6"	228 sq ft	LET
7	15'2" x 10'9"	163 sq ft	£375
8	20'11" x 8'2"	170 sq ft	£375
<i>Second Floor</i>			
9	14'2" x 13'3"	187 sq ft	LET
10	11'3" x 13'6"	152 sq ft	£350
11	15'4" x 15'5"	236 sq ft	LET
12	19'11" x 12'7"	250 sq ft	LET
13	15'1" x 11'11"	179 sq ft	LET
14	14' x 16'9"	234 sq ft	LET
15	16'8" x 11'1"	184 sq ft	LET
16	18'8" x 8'5"	157 sq ft	LET
17	18'8" x 8'8"	161 sq ft	£350
<i>Third Floor</i>			
18a	14'2" x 14'6"	205 sq ft	
18b	8'11" x 19'7"	174 sq ft	a & b LET
19	18'3" x 10'9"	196 sq ft	LET
20	15' x 12'9"	191 sq ft	£350
21	16'7" x 11'1"	183 sq ft	£350
22	14'11" x 13'11"	207 sq ft	£375
23	12'4" x 11'1"	136 sq ft	£250
24	10'10" x 7'6"	81 sq ft	LET

- Unfurnished
- Cat 5 cabling
- Newly carpeted
- Full broadband/telecom system installed

LEGAL FEES

The ingoing tenant to be responsible for both parties' reasonable legal fees.

VIEWING

Strictly via a prior appointment through sole agent:

Rupert Burstow Ltd

Tel: 01273 731111

