



RUPERT BURSTOW
Property Consultancy & Acquisitions

**HIGH QUALITY OFFICE SUITE
CENTRAL HOVE LOCATION
398 SQ FT (37 SQ M)
TO LET**



**SECOND FLOOR OFFICE SUITE
174 CHURCH ROAD
HOVE
BN3 2DJ**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email mail@rupertburstow.com www.rupertburstow.com

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SECOND FLOOR OFFICE SUITE, 174 CHURCH ROAD, HOVE, BN3 2DJ

LOCATION Situated in the highly popular office location in Church Road. Church Road is Hove's premier commercial thoroughfare and known for its office occupiers multiple and individual retailers, restaurants and bars also includes all of the major banks. The property is located at the western end of Church Road close to the junction with Vallance Gardens and Sackville Road on the south side of the road and is accessed via Vallance Gardens.

ACCOMMODATION The premises comprise a superb period and quality building refurbished to a high standard as follows:

GROUND FLOOR:

Second Floor Suite

A high quality character suite:

Front area 19' 7" x 14' 1" 275 sq ft

Through to rear area 10' 9" x 11' 5" 123 sq ft

Total Second Floor Suite 398 sq ft (37 m2)

WCs

Separate WCs with hand wash facilities.

- Refurbished throughout to a high standard.
- Cat five cabling.
- Intercom connected to all rooms.



TENURE Lease/Licence

RENT £850 pcm inclusive of all bills apart from broadband and telecoms

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

