



RUPERT BURSTOW
Property Consultancy & Acquisitions

IMPRESSIVE MODERN OFFICE SUITE
SUPERB FEATURE WINDOW
OVERLOOKING CHURCH ROAD
239 SQ FT (22 M²)
TO LET



THIRD FLOOR WEST, CORNELIUS HOUSE
178 – 180 CHURCH ROAD
HOVE
BN3 2GJ



THIRD FLOOR WEST, CORNELIUS HOUSE, 178 – 180 CHURCH ROAD HOVE BN3 2GJ

LOCATION	Situated at the western end of Church Road, Hove on the south side of the road opposite the new Tesco superstore. Church Road is Hove's premier commercial thoroughfare and it includes all of the major banks, a wide variety of multiple and individual retailers and numerous bars and restaurants. George Street's pedestrianised shopping precinct is also a couple of minutes walk away.
ACCOMMODATION	The premises comprise an impressive modern building with sales units on the ground floor, rear parking as passenger lift as follows:
THIRD FLOOR WEST	
RECEPTION/ROOM 1	18'3" x 13'2" 239 sq ft <ul style="list-style-type: none">• Feature window• Archway• Fully Carpeted• Under floor trunking• Raised floors
KITCHEN	Large communal fully fitted kitchen
TENURE	A new license
LEASE	A license is available for a term between 6 months and 1 year.
RENT	Passing rent £600 pcm inclusive of all bills except broadband and telecoms.
VAT	VAT may be chargeable on the terms quoted.
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

