



RUPERT BURSTOW
Property Consultancy & Acquisitions

IMPRESSIVE MODERN OFFICES
POPULAR CHURCH ROAD LOCATION
PASSENGER LIFT
PARKING SPACE
TO LET



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

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

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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
MAIN AREA	22'5" X 36'7" 824 sq ft <ul style="list-style-type: none"> • Open plan accommodation with 2 partitioned offices
COMMS ROOM	16'5 x 7'2" 117 sq ft <p>Total accommodation: 1223 sq ft (114 sq m)</p> <ul style="list-style-type: none"> • Under floor trunking • Carpeted • Gas fired central heating • Feature arch windows • Passenger lift • Raised floors
KITCHEN	Large communal fully fitted kitchen
PARKING	1 Car parking space
TENURE	Leasehold
LEASE	A sub-lease is available until March 2010 with a further terms available of between 3 – 5 years thereafter (due to the expiry and renewal of the head lease)
RENT	Passing rent £15,195 per annum exclusive
SERVICE CHARGE	£620.60 per quarter



UNIFORM BUSINESS RATES

- **Description:** Office and premises
- **Rateable Value:** 13,250
- **Rates Payable:** £6,426.25 (April 09/10)

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 and Hove Council on 01273 291981.

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