



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

## ECONOMIC OFFICE ACCOMMODATION

CENTRAL HOVE LOCATION  
ON STREET PARKING  
FLEXIBLE LEASE TERMS

**110 Sq Ft – 371 Sq Ft (10.2 - 34.5 Sq M)**

TO LET



**306A PORTLAND ROAD  
HOVE  
BN3 5LP**

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**306A PORTLAND ROAD, HOVE BN3 5LP**

**LOCATION**

The property is situated at the western end of Portland Road, Hove, on the south side of the road in a busy mixed-use parade. Portland Road is well established and a busy thoroughfare to include many multiple and single retailers, offices and food establishments. This is also in a densely populated residential area and is within 5 minutes' walking distance of Portslade railway station and the amenities of Boundary/Station Road, which include all the major banks.

**ACCOMMODATION**

The premises comprise modern self-contained offices on first floor as follows:

***First Floor***

Office 1	11' x 10'	(110 sq feet)
Office 2	12' 0" x 12' 3"	(131 sq feet)
Office 3	10' 3" x 12' 8"	(130 sq feet)

**TOTAL ACCOMMODATION: 371 SQ FEET (34.5 SQ METRES)**

**AMENITIES**

Fully carpeted, available furnished or unfurnished, broadband available (as a separate charge)

**TENURE**

Leasehold

**LEASE**

A new 6 month to 1 year license is available (outside of the Landlord & Tenant Act)

**RENT**

The rents quoted below are all inclusive with the exception only of telephone/telecoms

SUITE	SIZE	RENT
Office 1	11' x 10'	(110 sq feet) £230pcm
Office2	12' 0" x 12' 3"	(131 sq feet) (£275pcm) LET
Office 3	10' 3" x 12' 8"	(130 sq feet) £270pcm

**VAT**

VAT may be chargeable on the terms quoted

**LEGAL FEES**

The ingoing tenant to be responsible for a nominal license fee

**VIEWING**

Strictly by appointment through sole agent:  
**Rupert Burstow Ltd**  
**Tel: 01273 731111**