



RUPERT BURSTOW
Property Consultancy & Acquisitions

SELECTION OF D1
SUPERB HIGH QUALITY CONSULTING ROOMS
HIGHLY PRESTIGIOUS LOCATION
SOME WITH PARKING
FLEXIBLE LEASE TERMS
TO LET



THE CONSULTING ROOMS
30 THE DRIVE
HOVE
BN3 3JD

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**THE CONSULTING ROOMS, 30 THE DRIVE, HOVE BN3 3JD**

LOCATION Situated in the highly prestigious location of The Drive on the west side of the road between Eaton Road and Church Road, Hove being close to all the amenities of Church Road to include all of the major banks, numerous restaurants and bars and a wide variety of individual and multiple retailers. The Drive is well known for its medical practitioners and unquestionably the most prestigious medical location in Brighton and Hove.

ACCOMMODATION The premises comprise a variety of high quality suites in this new look of building which has been refurbished to a very high standard throughout to include quality carpeting, solid oak doors, category five ambient lighting, luxurious waiting area, secure entry system, waiting room facilities (tea, coffee, water).

Ground Floor - Suite 1

19' 2" x 15' 3" (into bay) **292 sq ft (27 sq m)**

One parking space is available on a separate annual license for £1 per annum

Ground Floor – Suite 3

13' 9" x 15' 5"
plus 9' 9" x 7' 4" (treatment room) **288 sq ft (26.8 sq m)**

TENURE Leasehold

LEASE TERMS

Suite 1: A new lease is available with offers invited in the region of £10,000 per annum

Suite 3: A new lease is available with offers invited in the region of £9,500 per annum

N.B *Each suite is fitted with its own electricity meter and is rated separately. ALL OTHER AMENITIES ARE INCLUSIVE WITH EXCEPTION OF THE SPLITTING OF THE BUILDINGS WATER RATES AND BUSINESS RATES.*

VAT VAT is not applicable 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

