



RUPERT BURSTOW

Property Consultancy & Acquisitions

NEWLY REFURBISHED
ALL INCLUSIVE OFFICE SUITES
CENTRAL HOVE LOCATION
118 - 1562 sq ft (11m² - 146 m²)
TO LET



32 CHURCH ROAD
HOVE
BN3 2FN



32 CHURCH ROAD, HOVE BN3 2FN

LOCATION: Situated in the highly prominent position of Hove's premier commercial thoroughfare of Church Road. The property is situated on the South Side of the Road between Second Avenue and The Drive and surrounded by numerous shops, restaurants, estate agents and bars.

ACCOMMODATION: The premises comprise a six-storey building currently laid out as A1/A2 Shop/basement stores with four floors of offices over as follows:

FIRST FLOOR:

Rear 15'9" x 11'9"	179 sq ft (17 sq m)
Front 18'2" x 13'8"	249 sq ft (23 sq m)
Total first floor accommodation: 428 sq ft (40 sq m)	

- Half landing W/C with hand wash facilities.

Kitchen

- Stainless steel sink
- Hot water heater

SECOND FLOOR:

Rear 15'8" x 12'	188 sq ft (17 sq m)
Front 18' x 14'	252 sq ft (23 sq m)
Total second floor accommodation: 440 sq ft (41 sq m)	

- Half landing W/C with hand wash facilities

THIRD FLOOR:

Rear 15'8" x 10'6"	165 sq ft (15 sq m)
Front 13'11" x 17'	236 sq ft (22 sq m)
Total third floor accommodation: 401 sq ft (37 sq m)	

FOURTH FLOOR:

Rear 10'4" x 11'6"	118 sq ft (11 sq m)
Front 10' x 17'6"	175 sq ft (16 sq m)
Total fourth floor accommodation: 293 sq ft (27 sq ft)	

TOTAL UPPER PARTS ACCOMMODATION: 1562 sq ft (146 sq m)

TENURE: Leasehold / Licence

LEASE: A new 6 month lease / 1 year licence to be agreed

N.B: A longer lease could also be made available by further negotiation

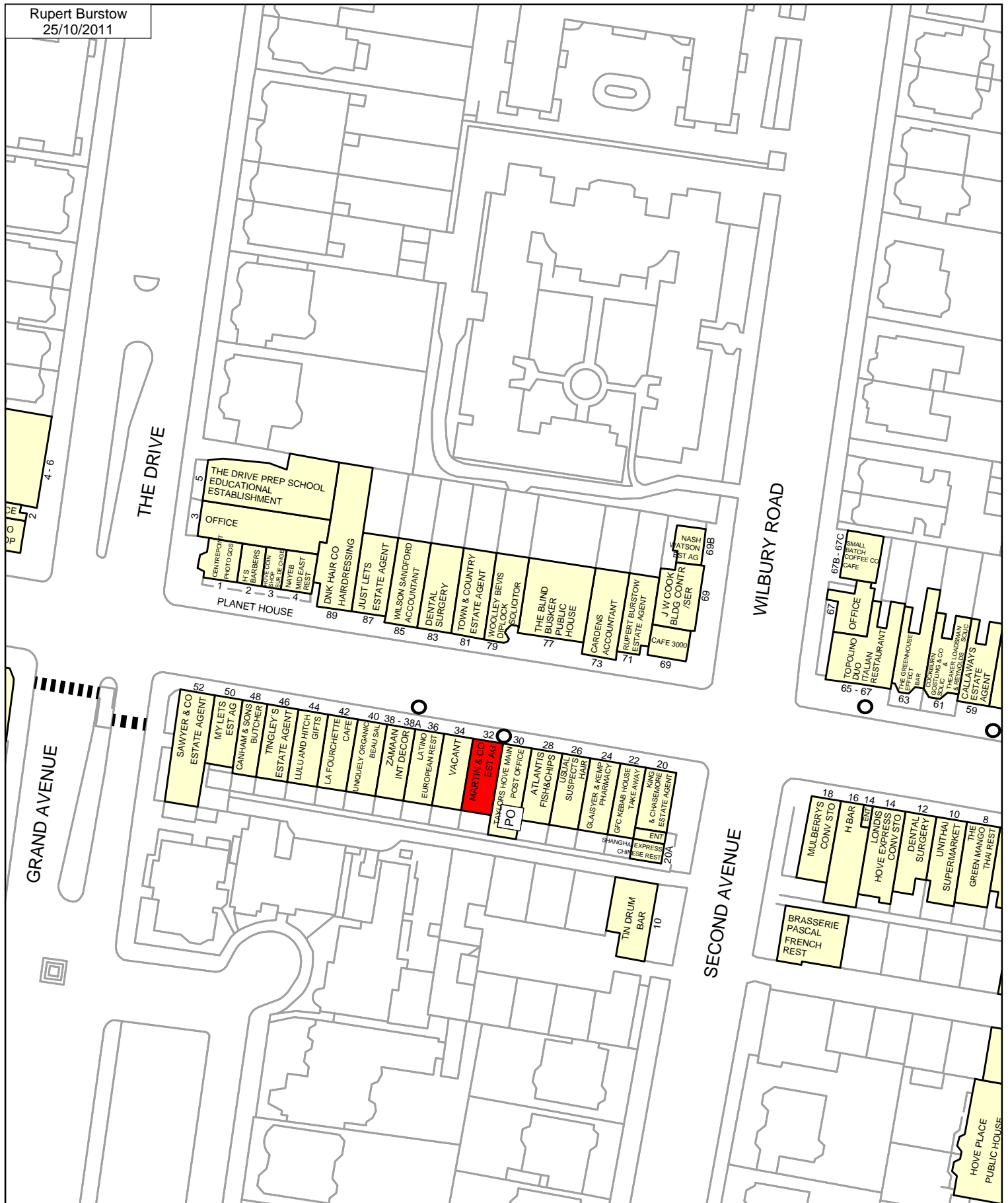


RENT:	First Floor:	Rear - £375 pcm inclusive Front - £525 pcm inclusive
	Second Floor :	Rear - £350 pcm inclusive Front - £500 pcm inclusive
	Third Floor:	Rear - £325 pcm inclusive Front - £475 pcm inclusive
	Fourth Floor:	Rear – £250 pcm inclusive Front - £250 pcm inclusive

All rents are inclusive of all bills with exception of broadband and telecoms.

VIEWING: Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111

Rupert Burstow
25/10/2011



50 metres

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