



RUPERT BURSTOW
Property Consultancy & Acquisitions

CITY CENTRE
NEWLY REFURBISHED OFFICE
190 SQ FT (17.5 SQ M)
NEW FLEXIBLE LEASE
TO LET



34 & 35 WESTERN ROAD
HOVE BN3 1AF



FIRST FLOOR, 34 & 35 WESTERN ROAD, HOVE

LOCATION The property is situated in a highly prominent and central position in Western Road. The property is situated on the south side of the road between Brunswick Place/Brunswick Square and Brunswick Street West and almost opposite the junction with Farm Road. Western Road/Church Road is Brighton and Hove's main commercial thoroughfare with numerous multiple and individual retailers, bars and restaurants and all of the major banks.

ACCOMMODATION The premises comprise newly refurbished accommodation on the first floor as follows:

FIRST FLOOR

Rear: Internal Width: 16 ft
Internal Depth: 8'9 ft (irregular)

TOTAL AREA 190 SQ FT (18 SQ M)

WC WC with hand wash facilities

AMENITIES

- Laminate floors
- Suspended ceilings with recess strip lighting
- Air conditioning
- Perimeter trunking
- Excellent natural light
- CAT 5 cabling

TENURE Leasehold

LEASE A new lease is available with term to be agreed

RENT: **First Floor Front:** LET
First Floor Rear: £3,500 per annum exclusive
Second Floor: LET
Third Floor: LET

The rental levels above are exclusive of service charge.

UNIFORM BUSINESS RATES

To be reassessed

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Each party is to pay their own legal costs incurred

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