



RUPERT BURSTOW
Property Consultancy & Acquisitions

**SUPERBLY PRESENTED
OFFICE SUITES
CLOSE TO PALMEIRA SQUARE
99 – 299 SQ FT
TO LET**



**38 HOLLAND ROAD
HOVE
BN3 1JL**



38 HOLLAND ROAD, HOVE, BN3 1JL

LOCATION Situated in a highly central and popular office location just off Palmeira Square in Hove. The property is located at the southern end of Holland Road adjacent to Gwydyr Mansions a few metres north of Palmeira Square itself and on the west side of the road.

ACCOMODATION The premises comprise office suites arranged over ground and first floor as follows:

Ground Floor

Room 4
16 x 9 + 8'7 x 7 **204 sq ft**

First Floor

Room 3
19'3 x 10'3" **197 sq ft**

Room 2
13'9" x 9'6" + 13'2" x 12'9" **299 sq ft**

Room 1
10'6" x 9'5" **99 sq ft**

- Curved glazed brick partitions
- Polished flooring
- Separate common kitchen
- Separate male & female WC's

TENURE Leasehold/Licenses

LEASE We will be offering a new license for a period between 6 - 12 months

RENT

Room 4	£600 pcm
Room 3	£550 pcm
Room 2	£700 pcm
Room 1	£300 pcm

(All rents are inclusive of all services apart from broadband and telecoms)

VAT VAT is chargeable on the terms quoted

LEGAL FEES Incoming licensee to bear both parties legal costs

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

