



RUPERT BURSTOW
Property Consultancy & Acquisitions

**SUPERBLY PRESENTED OFFICE SUITE
CLOSE TO PALMEIRA SQUARE
2 - 4 PEOPLE
271 SQ FT (25 M²)
TO LET**



**GF OFFICE SUITE
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.
ACCOMMODATION	The premises comprise a ground floor office suite, fitted to a very high standard as follows: Ground Floor Suite 24'10" x 9'2" + 9' x 4'10" Total Area: 271 sq ft (25 m²) <ul style="list-style-type: none">• Curved glazed brick partitions• Polished flooring• Use of separate common kitchen• Use of separate male & female WC's
TENURE	License
LEASE	A new license for a period between 6 - 12 months
RENT	£850 per calendar month all inclusive of business rates, electricity, gas and water
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

