



RUPERT BURSTOW
Property Consultancy & Acquisitions

ALL INCLUSIVE HIGH QUALITY
2ND FLOOR OFFICE SUITE
367 SQ FT (34 M²)
NEW LEASE AVAILABLE



39 PORTLAND ROAD
HOVE
BN3 5DQ

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39 PORTLAND ROAD, HOVE, BN3 5DQ

LOCATION Situated at the western end of Portland Road, close to the junction with Sackville Road. Portland Road is a well established commercial thoroughfare that runs between Boundary Street, Station Road and Portslade railway station and Sackville Road linking the commercial thoroughfare with Blatchington and Church Road. This is a mixed use area.

ACCOMMODATION The premises comprise a high quality second floor office suite as follows:

Second floor front	16' 7" x 12' 7" – 209 sq ft
Inter-connecting with rear	11' 4" x 14' – 158 sq ft

TOTAL ACCOMMODATION **367 sq ft (34 m²)**

- Excellent décor
- Carpeted
- Electric heating
- Strip lighting
- Intercom
- Communal kitchen facilities

WC Separate male and female WC hand wash facilities

TENURE Lease/Licence

LEASE/LICENCE A new Lease/Licence with terms to be negotiated

RENT £700 per annum exclusive

All rents are inclusive with the exception of electricity, uniform business rates and telephone/telecom equipment.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

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

