



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

# SUPERBLY PRESENTED OFFICE BUILDING FEATURE WINDOW PLUS 4 PARKING SPACES TO LET



**3 NORTON CLOSE  
HOVE  
BN3 3AP**

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### 3 NORTON CLOSE, HOVE BN3 3AP

**LOCATION** Situated in Norton Close opposite the entrance top to the NCP car park and backs onto 109 Church Road, Hove. Church Road is Hove's premier commercial thoroughfare and it includes all of the major banks, a wide variety of multiple and individual retailers and numerous bars and restaurants. George Street's pedestrianised shopping precinct is also a short walk away. Hove Town Hall is also a short walk away.

**ACCOMMODATION** The premises comprise a superbly fitted ground and first floor office building as follows:

**GROUND FLOOR:**

22'4 x 19'9"                      **393 sq ft**

- Board room
- Reception Area
- WC + HWF
- Kitchenette
- Spot lighting
- Excellent decor
- GFCH

**FIRST FLOOR:**

23'2 x 19'3"                      **395 sq ft**

- Fully carpeted
- Velux window
- Drop lighting
- Up Lighting
- Feature window

**TOTAL ACCOMMODATION**    **788 sq ft (72 m<sup>2</sup>)**

**PARKING:**                      Up to 4 spaces at the front of the unit

**TENURE**                      Leasehold

**LEASE**                      A new lease is available with terms to be agreed

**RENT**                      £16,000 per annum exclusive

**UNIFORM BUSINESS RATES**

- **Description:**                      Office and premises
- **Rateable Value:**                      £12,250
- **Rates Payable:**                      £5,071.50 (April 10/11)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

**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**

