



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

IMPRESSIVE OFFICE BUILDING  
IN CENTRAL HOVE  
SEPARATE COMMUNAL MEETING ROOM  
AVAILABLE ON 6-MONTHLY RENEWABLE  
TENANCIES  
TO LET



**48 ALBANY VILLAS  
HOVE, BN3 2RW**



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**LOCATION**

Situated in a superb office location at the top end of Albany Villas a few meters from the junction with Church Road. Albany Villas runs between the central position of Church Road to the north and the A259 Coast Road and seafront to the south. The property is situated at the north west side of Albany Villas. Church Road is the main commercial thoroughfare running through Hove and offers a wide variety of amenities to include all of the major Banks, numerous restaurants and bars and a wide variety of shops and offices including Tesco superstore and the pedestrianised George Street shopping centre.

**ACCOMMODATION**

First floor office no.6 is available:

<b>OFFICE No.</b>	<b>SIZE</b>	<b>ALL INCLUSIVE RENTAL</b>
<b>Lower Ground Floor:</b>		
Office 1 (front)	12' 10" x 15' 2" – 193 sq ft	LET
Office 2 (rear)	15' 3" x 14' 2" – 215 sq ft	LET
Kitchen		
W.C. and hand wash facilities		
Office 3 /Storage (rear)	5' 6" x 7' 0" – 38.5 sq ft	LET
<b>Ground Floor:</b>		
Reception	13' 3" x 15' 10" – 209 sq ft	VOID
Office 4 (rear south) Overlooking garden	9' 7" x 10' 3" – 98.5 sq ft	£255 pcm
Interconnecting with:		
Office 5 (rear north) Overlooking garden	13' 10" x 16' 3" – 224 sq ft	LET
W.C. and hand wash facilities		
<b>First Floor:</b>		
<b>Office 6 (rear)</b>	<b>10' 3" x 9' 9" – 99 sq ft</b>	<b>£255 pcm</b>
Interconnecting with:		
Office 7 (rear)	13' 10" x 16' 4" – 224 sq ft	LET
Interconnecting with:		
Office 8 (front) Including kitchenette/storage area W.C. and hand wash facilities	16' 4" x 16' 0" – 260 sq ft	LET
<b>Second Floor:</b>		
Office 9 (rear south)	10' 4" x 10' 9" – 110 sq ft	LET
Office 10 (rear north)	13' 7" x 11' 10" – 160 sq ft	£350.00 pcm
Office 11 (middle north)	8' 1" x 12' 0" – 96 sq ft	£255.00 pcm
Office 12 (front)	15' 1" x 10' 11" – 164 sq ft	£350.00 pcm
Office 13 (middle south)	7' 8" x 7' 7" – 58 sq ft	LET

**TENURE**

Leasehold/License

**TERMS**

Available on six-months tenancies (unless otherwise agreed).

**RENTS**

All-inclusive rents as per the above schedule (with the exception of the telephone and internet service) by one month's rent and one month's rent deposit is payable on completion of the agreements.

**VIEWING**

Strictly via a prior appointment through sole agent:

**Rupert Burstow Ltd**  
**Tel: 01273 731111**