



RUPERT BURSTOW
Property Consultancy & Acquisitions

SUPERB ALL INCLUSIVE OFFICE SUITES PERIOD BUILDING 6-12 MONTH TENANCIES TO LET



56 LANSDOWNE PLACE HOVE BN3 1FG

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56 LANSDOWNE PLACE, HOVE BN3 1FG

LOCATION

The property is situated in a highly prominent and commercial area, just off Brighton and Hove's premier commercial thoroughfare of Western Road and Church Road. The property is situated a few metres north of Western Road, on the east side of the road and adjacent to Arscott Solicitors. There are numerous bars, restaurants, individual and multiple retailers, Tesco supermarket and all of the major banks all within an easy walking distance.

ACCOMMODATION

The premises comprise two separate floors of offices, one on the first and one on the third as follows:

First Floor Front Office:	Internal Width:	18'6 ft
	Internal Depth:	17'7 ft
	TOTAL AREA	325 SQ FT

First Floor Rear Office:	Internal Width:	15 ft
	Internal Depth:	11'9 ft
	TOTAL AREA	176 SQ FT

TOTAL FIRST FLOOR ACCOMMODATION: 501 SQ FT (46 SQ M)

- Superb feature bay with full length windows
- Excellent natural light
- Carpeted
- Strip lighting

Second Floor Front:	Internal Width:	18'6 ft
	Internal Depth:	17'7 ft
	TOTAL AREA	325 SQ FT

TOTAL SECOND FLOOR ACCOMMODATION: 501 SQ FT (46 SQ M)

Third Floor Front South:	Internal Width:	13'2 ft
	Internal Depth:	11'5 ft
	TOTAL AREA	150 SQ FT

Third Floor Front North:	Internal Width:	6'9 ft
	Internal Depth:	14'3 ft
	TOTAL AREA	96 SQ FT

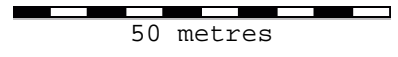
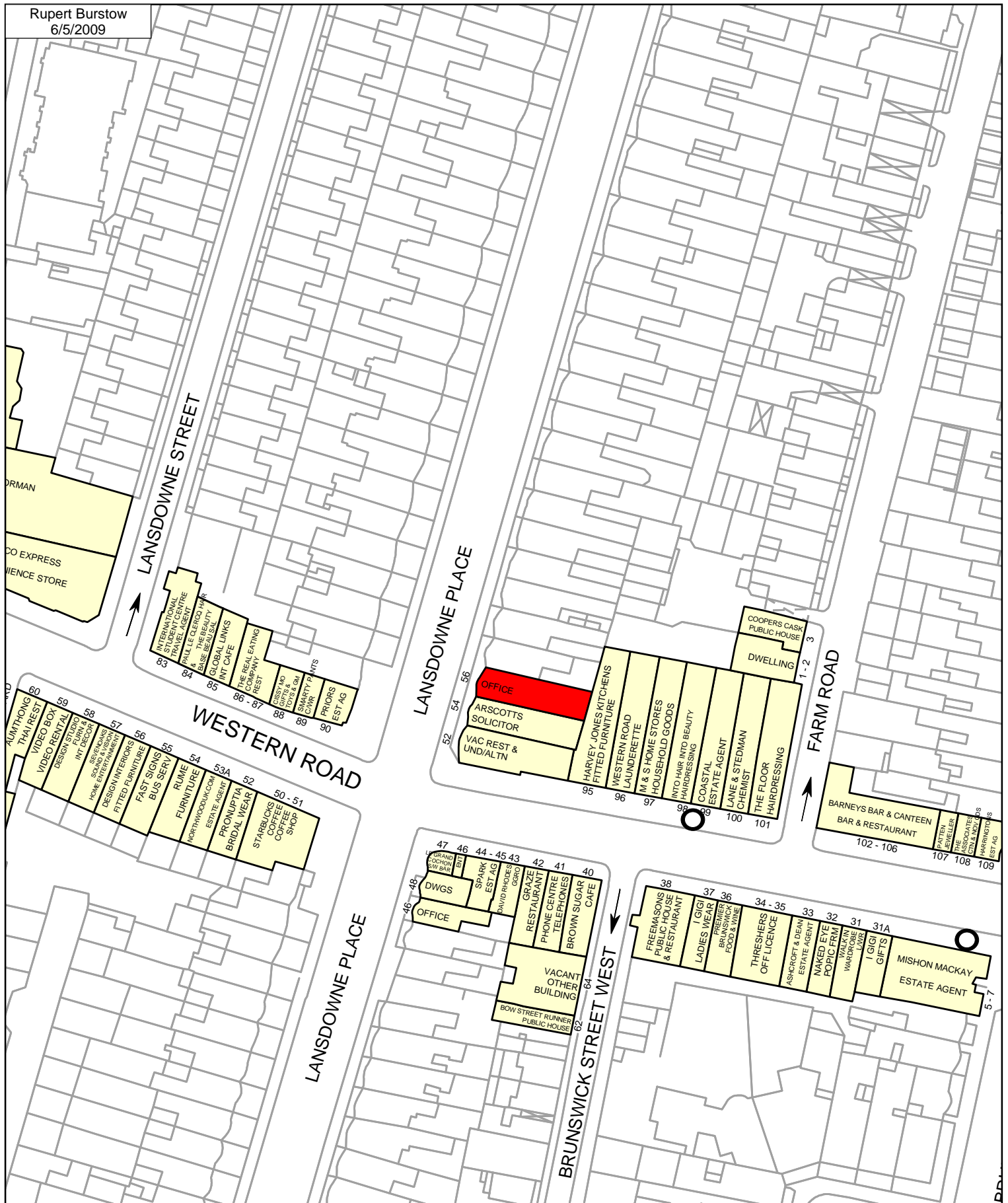
Third Floor Rear:	Internal Width:	15'3 ft
	Internal Depth:	12'5 ft
	TOTAL AREA	189 SQ FT

TOTAL THIRD FLOOR ACCOMMODATION: 435 SQ FT (40 SQ M)



Kitchen:	Communal kitchen with high and low level cupboards
WC:	WC accommodation on each floor
TENURE	Lease/license
TERM	6 to 12 months initial term with one months notice thereafter
RENT:	The rental levels quoted are all inclusive with the exception only of telephone/telecom equipment: First Floor: £1,000 per month (£12,000 per annum) Second Floor Front: £575 per month (£6,900 per annum) Third Floor: £695 per month (£8,340 per annum)
VAT	VAT is chargeable on the terms quoted
LEGAL FEES	Each party is to pay their own legal costs incurred
VIEWING	Strictly via a prior appointment through sole agent: Rupert Burstow Ltd Tel: 01273 731111

Rupert Burstow
6/5/2009



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