



**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:

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

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

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

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

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

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

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

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

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

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



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

