



RUPERT BURSTOW
Property Consultancy & Acquisitions

**SUPERB ALL INCLUSIVE OFFICE SUITES
PERIOD BUILDING
6-12 MONTH TENANCY'S
TO LET**



**56 LANSDOWNE PLACE
HOVE BN3 1FG**



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 meters north of Western Road, on the east side of the road. 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 ground floor offices as follows:

Ground Floor:

Office 2:	Internal Width:	11'10
	Internal Depth:	14'8

TOTAL AREA	173 SQ FT (16 m²)
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- Fully Carpeted
- Entry Phone
- Shared WC Facilities

Office 3:

Reception	10' x 11'
Main Office	17'6 x 15'6 + 6' x 8'

TOTAL AREA	433 SQ FT (40 m²)
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- Newly Carpeted
- Newly Decorated
- Entry Phone
- WC + HWF
- Strip Lighting

TENURE

Lease/license

TERM

6 to 12 month's initial term with one months notice thereafter

RENT:

Office 2 - £450 pcm inclusive of all bills apart from telecoms

Office 3 - £950 pcm inclusive of all bills apart from telecoms

N.B

Longer leases can be negotiated if needed

VAT

VAT may be chargeable on the terms quoted

LEGAL FEES

Each party is to pay their own legal costs incurred

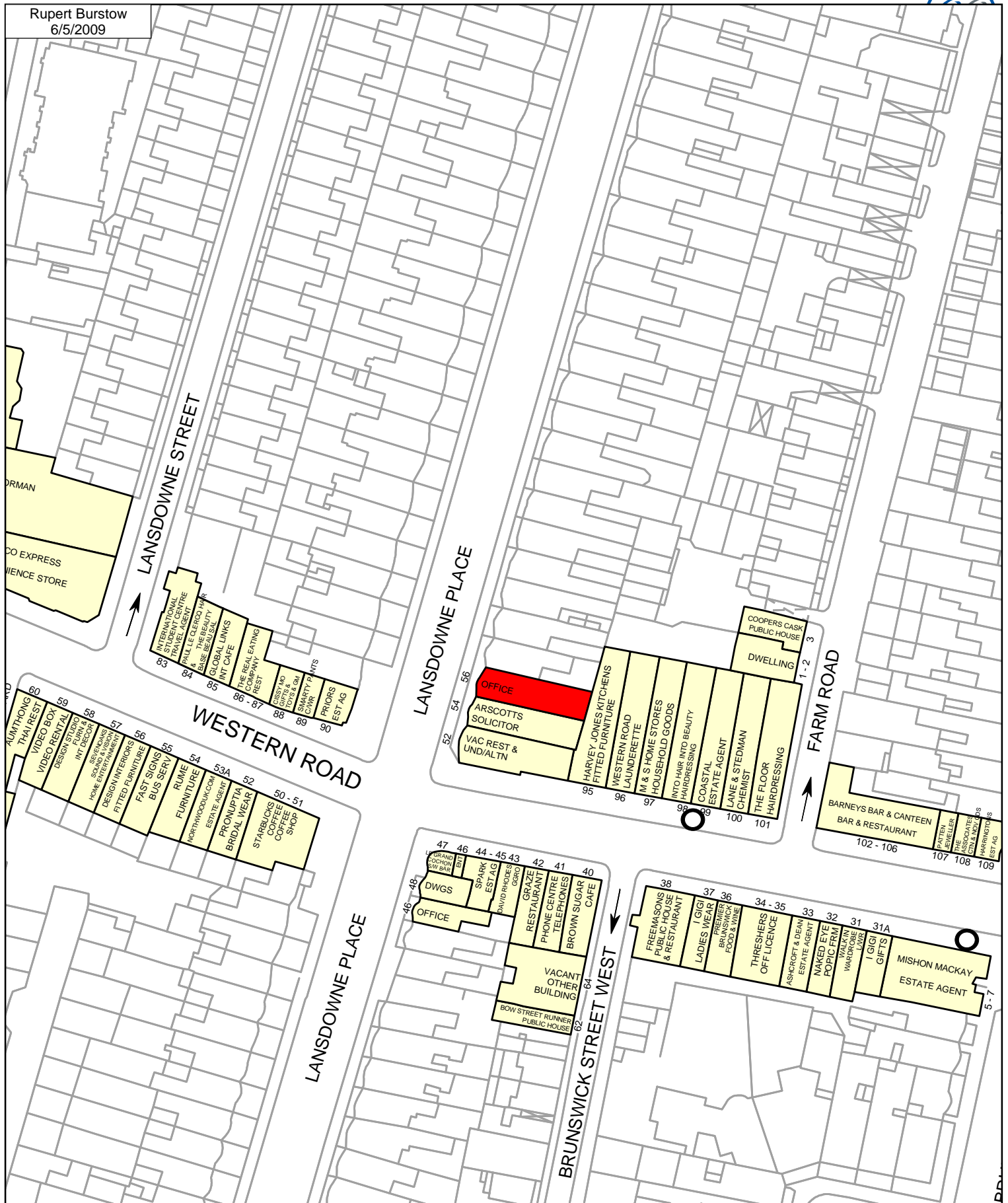
VIEWING

Strictly via a prior appointment through sole agent:

Rupert Burstow Ltd

Tel: 01273 731111

Rupert Burstow
6/5/2009



50 metres

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