



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**FIRST FLOOR SELF-CONTAINED  
OFFICE SUITE  
CENTRAL HOVE  
440 SQ FT (41 SQ M)  
TO LET**



**64A BLATCHINGTON ROAD,  
HOVE  
BN3 3YH**

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## 64A BLATCHINGTON ROAD, HOVE BN3 3YH

**LOCATION** Situated in a central position within Blatchington Road on the south side of the road close to Hove's premier, pedestrianised retail thoroughfare of George Street, Hove. The property is situated between Belfast Street and Hannington Street. Blatchington Road is approximately a three minute walk from Hove railway station and runs between Sackville Road and the Drive. The amenities of Church Road, Hove are also approximately a three minute walk away.

**ACCOMMODATION** The premises comprise a self-contained, first floor office suite as follows:

**HALF LANDING:-**

<b>Office 1:</b>	Internal width	8'1 ft
	Internal depth	7'2 ft
<b>TOTAL AREA:</b>		<b>57 SQ FT</b>

**Kitchenette:** Stainless steel sink with low level cupboards

**Bathroom:**

- Bath
- WC
- Sink
- Immersion heater

<b>Office 2 (middle):</b>	Internal width	11'4 ft
	Internal depth	12'4 ft
<b>TOTAL AREA:</b>		<b>139 SQ FT</b>

<b>Office 3 (front/main):</b>	Internal width	17'2 ft
	Internal depth	13'6 ft
<b>TOTAL AREA:</b>		<b>244 SQ FT</b>

**TOTAL ACCOMMODATION:** **440 SQ FT (41 SQ M)**

**AMENITIES:**

- Intercom
- Track spot lighting
- Ventaxia extraction
- Storage heating

**TENURE** Leasehold

**LEASE** To be agreed

**RENT:** £6,000 per annum exclusive

**VAT** VAT is not chargeable on the terms quoted

**LEGAL FEES** The ingoing tenant to be responsible for both parties' reasonable legal fees

**VIEWING** Strictly via a prior appointment through sole agent:  
**Rupert Burstow Ltd**  
**Tel: 01273 731111**