



RUPERT BURSTOW
Property Consultancy & Acquisitions

HIGH QUALITY OFFICE SUITES
CENTRAL HOVE LOCATION
609 sq ft (56 m²) – 1148 Sq ft (105 m²)
TO LET



GROUND & LOWER GROUND FLOOR +
SECOND FLOOR OFFICE
LINKLINE HOUSE
65 CHURCH ROAD, HOVE
BN3 2BD

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email mail@rupertburstow.com www.rupertburstow.com

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LINKLINE HOUSE, 65 CHURCH ROAD, HOVE BN2 2BD

LOCATION

Situated in a highly popular office location in the heart of Hove's main commercial thoroughfare of Church Road. Church Road is a thriving commercial thoroughfare which includes all of the major Banks, numerous restaurants and bars, a selection of single and multiple retailers and a wide variety of office occupiers. The premises is also close to the City Hall and the beach and is an eight to ten minute walk from Hove's mainline railway station and is on all of the major Hove bus routes.

ACCOMMODATION

The premises comprise a ground and lower ground floor suite and a Second floor suite, arranged as follows:

Ground & Lower Ground Floor Suite

Reception 9'2" x 19'9" **181 sq ft (17 m²)**

- Kitchenette SSS
- W/C + HWF
- Carpeted
- Strip Lighting

Main Office 13'8" x 26 **355 sq ft (33 m²)**

Rear Office 13'7" x 13'7" **185 sq ft (17 m²)**

- Strip Lighting
- Carpeted

Lower Ground Floor

Front Office 14'4" x 15'11" **227 sq ft (21 m²)**

Rear Office 8'11" x 24'10" **200 sq ft (18 m²)**

- Carpeted
- Strip Lighting
- WC + HWF

Total Accommodation **1148 sq ft (105 m²)**

Second Floor Office Suite

Front Office 21'4" x 17'3" **367 sq ft**

Rear Office 14' x 17'4" **242 sq ft**

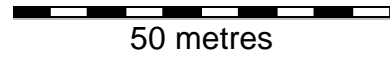
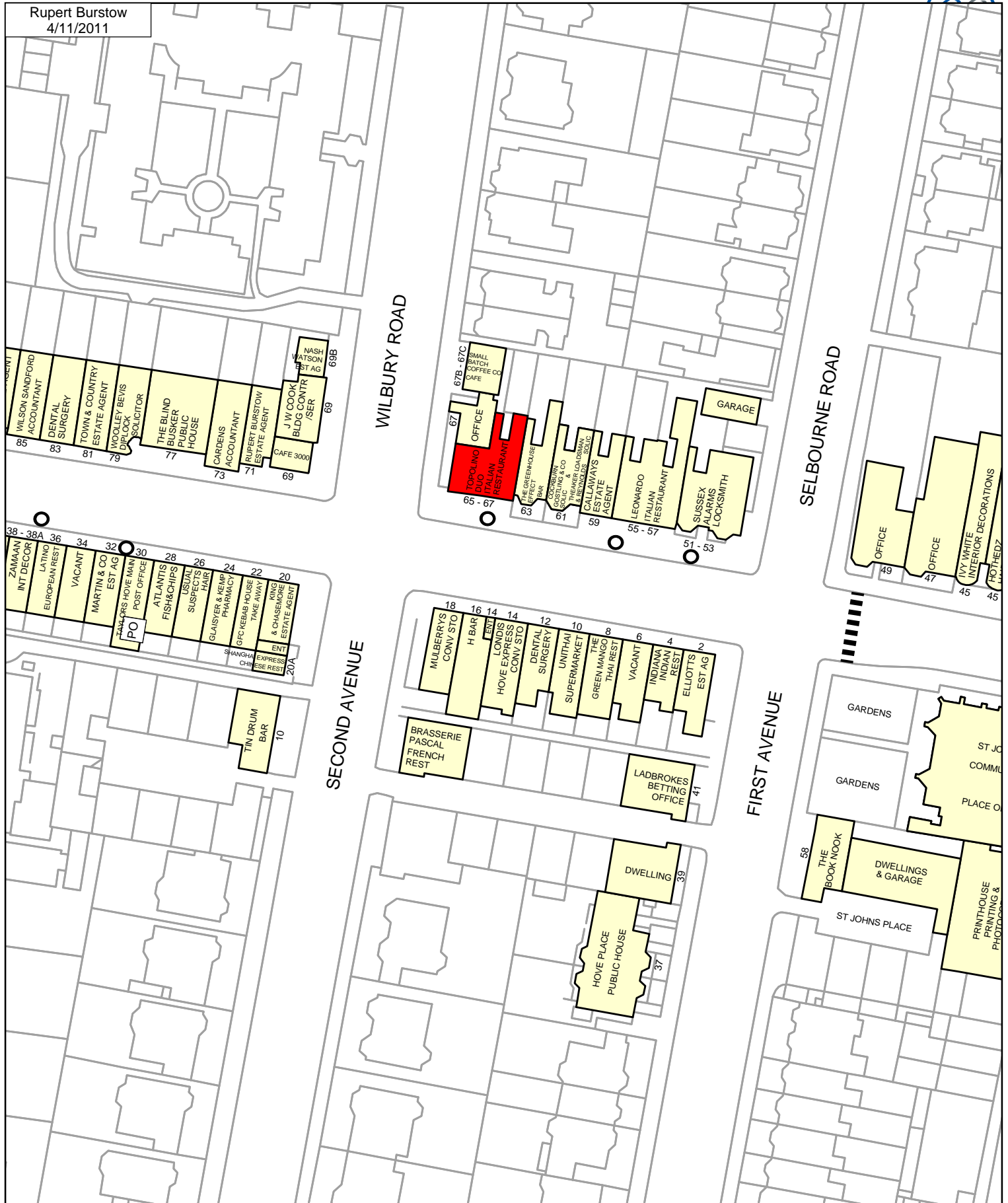
- Kitchenette
- SCR Spot Lighting
- Carpets
- Entry Phone

Total Accommodation **609 sq ft (56 m²)**



SERVICE CHARGE	Ground & Lower Ground Floor Suite £2,914 Per annum
	Second Floor Suite £1,623 Per annum
	To Include <ul style="list-style-type: none">• Water rates• Gas• Building insurance and maintenance
TENURE	Leasehold
LEASE	A new lease/license is available
RENT	Ground & Lower Ground Floor Suite £9,500 Per annum
	Second Floor Suite £9,000 Per annum
UNIFORM BUSINESS RATES	Ground & Lower Ground Floor Description: Offices and premises Rateable Value: £10,500 Rates Payable: £4,546.50 (April 2011/12)
	Second Floor Description: Offices and premises Rateable Value: £5,400 Rates Payable: £2,300.40 (April 2011/12)
VAT	VAT will not be chargeable
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 Tel: 01273 731111

Rupert Burstow
4/11/2011



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