



RUPERT BURSTOW
Property Consultancy & Acquisitions

**CENTRAL HOVE BUSINESS CENTRE
CLOSE TO PALMEIRA SQUARE
1270 SQ FT (116 SQ M)
ALL INCLUSIVE RENT
TO LET**



**ENTERPRISE HOUSE
83-85 WESTERN ROAD
HOVE
BN3 1JB**

ENTERPRISE HOUSE, 83-85 WESTERN ROAD, HOVE BN3 1JB

LOCATION

The Business Centre is situated on a highly prominent corner position in Western Road close to the junction with Holland Road and Palmeira Square. Western Road is Brighton and Hove's premier commercial thoroughfare providing a wide variety of shops, offices, restaurants and bars. The property is situated on the corner of Lansdowne Street and Western Road on the north side of the road, one parade away from the Holland Road/Palmeira Square traffic lights.

ACCOMODATION

Open plan office suite with separate office as follows:

SUITE	SQ FT	RENT PER ANNUM
SF REAR	1270	£24,000

TERM

New lease/licence to be agreed for a term of 12 months upwards expiring no later than November 2012

RENT

Rents shall be all inclusive of rent, rates, service charge, heating, water and cleaning of common areas

VAT

VAT may be 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
Tel: 01273 731111

