



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**HIGH QUALITY SERVICED  
OFFICE ACCOMMODATION  
ALL-INCLUSIVE, SHORT-TERM  
LICENCES  
TO LET**



**CURTIS HOUSE  
34 THIRD AVENUE  
HOVE  
BN3 2PD**

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**CURTIS HOUSE, 34 THIRD AVENUE, HOVE BN3 2PD**

**LOCATION**

Situated on the western side of Third Avenue, a few meters from the junction with Church Road, Hove's main commercial thoroughfare. Church Road is a thriving thoroughfare and includes all of the major banks, numerous restaurants and bars and a selection of single and multiple retailers and a wide variety of office occupiers.

**ACCOMMODATION**

Curtis House is a refurbished, late Victorian period building and the accommodation available is as follows:

<b>ROOM</b>	<b>SIZE</b>	<b>MONTHLY RENT</b>
<b>First Floor</b>		
4	241 sq ft	£700
<b>Second Floor</b>		
12	174 sq ft	£525
<b>Third Floor</b>		
20	243 sq ft	£700
28	171 sq ft	£500

- Curtis House is maintained to a high standard, retaining many period features
- Reception areas at ground and lower ground floors and conference room facilities
- Each floor served by a new Otis Passenger lift
- Separate male/female WCs and kitchen areas on each floor
- All office suites are carpeted and have the benefit of gas central heating
- Modern digital telephone system and broadband lines
- Personal telephone answering

**TENURE**

License

**TERMS**

Available on between 6-12 month licenses

**RENTS**

Inclusive rents as per the above schedule

**VIEWING**

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

