



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**STUDIO/OFFICE/LIGHT INDUSTRIAL  
ACCOMMODATION  
ADJACENT TO HOVE STATION  
FLEXIBLE ACCOMMODATION AND  
LEASE TERMS  
TO LET**



**INDUSTRIAL HOUSE  
CONWAY STREET  
HOVE  
BN3 3LW**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email [mail@rupertburstow.com](mailto:mail@rupertburstow.com) [www.rupertburstow.com](http://www.rupertburstow.com)

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## INDUSTRIAL HOUSE, CONWAY STREET, HOVE BN3 3LW

**LOCATION** Situated in a highly convenient central location in the heart of Hove. The premises is located on the corner of Conway Street and Fonthill Road, approximately a 2 minute walk from Hove station and a 5 – 10 minute walk from the amenities of Blatchington Road, George Street and Church Road, Hove. This area provides easy parking and access to central Brighton along the east and west coast via A27 and to the north via the A23/M23. This is a mixed use area.

**ACCOMMODATION** We are offering ancillary studio space alongside the existing second floor tenants and propose 2 suites, although this accommodation could be adjust or varied subject to discussion as follows:

**POD 1:** 48' x 19' 912 sq ft (85 sq m)

**POD 2:** 54' x 7'1" 426 sq ft (40 sq m)

This area can be self contained and secured by way of an internal partition, alternatively can be provided as open studio accommodation subject to discussion.

**TENURE** Lease/Licence

**RENT** Pod 1 £9,500 per annum inclusive  
Pod 2 £5,000 per annum inclusive

(The rental levels may be adjusted if alternative size accommodation is agreed)

The rental levels provided are all inclusive with the exception only of telephone/telecoms

**VAT** VAT may be chargeable on the terms quoted

**LEGAL FEES** Incoming tenant to bear both parties legal costs

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

