

**GROUND FLOOR D1/OFFICE SUITE
SUITABLE FOR VARIETY OF USES
1214 SQ FT
ALL INCLUSIVE RENT**



**COURTLANDS HOTEL
19-27 THE DRIVE
HOVE, BN3 3JE**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Tom Graves and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Tom Graves nor any person in their employment has any authority to make or give any representation or warranty whatsoever.

LOCATION

Situated in a much sought after and high quality area of The Drive. The property is situated at the midpoint of The Drive, a short distance from the junction with Church Road, Hove on the west side of the road. The Drive is well known for it's high quality office suites and medical premises occupied by the likes of solicitors, doctors, accountants etc.

ACCOMMODATION

A first floor office/D1/bar suite as follows:

Ground Floor Suite**1214 sq ft (111 sq m)**

- Fully Carpeted
- High Ceilings
- GCH
- Chandeliers
- Access to rear yard
- 24 hour access
-

**NB**

The premises is suitable for B1 offices, D1, D2 uses

TENURE

Leasehold/Licence

LEASE

New flexible lease/licence is available with terms to be agreed

RENT

£3,200 pcm inclusive
(all bills are included with the exception of telecoms)

LEGAL FEES

Incoming tenant to bear both parties legal costs

VIEWING

Strictly via a prior appointment through sole agent:

Tom Graves Commercial Ltd

Tel: 01273 233333