

**SELECTION OF OFFICE SUITES AVAILABLE
VARIOUS SIZES
PROMINENT HOVE LOCATION
TO LET**



**UNIT 1A, GEMINI BUSINESS CENTRE
136-140 OLD SHOREHAM ROAD
HOVE, BN3 7BD**

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LOCATION The property is situated in a highly prominent location on Old Shoreham Road opposite Hove Park. Easy Access in and out of Brighton and Hove is accessible from this location. Hove Train station is a short distance to the South East with also the main commercial thoroughfares of George Street and Church Road also close by.

ACCOMMODATION The premises comprise a variety of office suites, arranged as follows:

GROUND FLOOR SUITE 602 sq ft (55 m2)

- Carpeted
- Includes separate office/meeting room (8 x 9'4)
- Good natural light
- Fitted storage cupboards
- Security gated entrance
- 2 x WC's
- Electric eating
- Staffed reception

ROOM 4	156 sq ft
ROOM 5	156 sq ft
ROOM 17	136 sq ft
ROOM 18	174 sq ft
ROOM 19	187 sq ft
ROOM 20	155 sq ft
ROOM 21	159 sq ft

- Carpeted
- Security gated entrance
- 2 x WC's
- Electric eating
- Staffed reception

TENURE Leasehold/Licence

LEASE New Lease/Licence for a term of 12 months or more

RENT	GROUND FLOOR SUITE	£13,650 pax
	ROOM 4	£5,400 pax
	ROOM 5	£5,400 pax
	ROOM 17	£4,800 pax
	ROOM 18	£5,880 pax
	ROOM 19	£6,360 pax
	ROOM 20	£5,280 pax
	ROOM 21	£5,640 pax

VAT VAT is chargeable on the terms quoted

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

