

**WELL PRESENTED GROUND FLOOR  
SELF CONTAINED OFFICE SUITE  
569 sq ft (52 m2)  
ALL INCLUSIVE RENT**



**GROUND FLOOR SUITE  
IMPERIAL HOTEL  
FIRST AVENUE, HOVE  
BN3 2GU**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. [tom@tomgraves.co.uk](mailto:tom@tomgraves.co.uk) [www.tomgraves.co.uk](http://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.

<b>LOCATION</b>	Situated at the southern end of First Avenue, Hove very close to the junction with the main A259 seafront road. Church Road which is the main commercial thoroughfare of Hove is a short walk to the North. .	
<b>ACCOMMODATION</b>	The premises comprise a ground floor office suite, arranged as follows:	
	<b>Self Contained Office Suite</b>	<b>569 sq ft (52 m2)</b>
	<ul style="list-style-type: none"><li>• Fully Carpeted</li><li>• Self-Contained</li><li>• Chandeliers</li><li>• Good Natural Light</li><li>• Fitted Storage</li></ul>	
<b>TENURE</b>	Leasehold/Licence	
<b>LEASE</b>	New flexible lease/licence is available with terms to be agreed	
<b>RENT</b>	£1,500 Per calendar month inclusive of all bills	
<b>VAT</b>	VAT is not chargeable on the terms quoted	
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs	
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Ltd</b> <b>Tel: 01273 233333</b>	