

**4 x SUPERB HIGH QUALITY CONSULTING ROOMS**  
**HIGHLY PRESTIGIOUS LOCATION**  
**FLEXIBLE LEASE TERMS**  
**TO LET**



**30 THE DRIVE**  
**HOVE**  
**BN3 3JD**

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**THE CONSULTING ROOMS, 30 THE DRIVE, HOVE BN3 3JD**

<b>LOCATION</b>	Situated in the highly prestigious location of The Drive on the west side of the road between Eaton Road and Church Road, Hove being close to all the amenities of Church Road to include all of the major banks, numerous restaurants and bars and a wide variety of individual and multiple retailers. The Drive is well known for its medical practitioners and unquestionably the most prestigious medical location in Brighton and Hove.
<b>ACCOMMODATION</b>	The premises comprise a variety of superior D1 Medical suites in this high quality new building which has been refurbished to a very high standard throughout to include quality carpeting, solid oak doors, category five ambient lighting, luxurious waiting area, secure entry system and provision for tea, coffee and water in the waiting room..
	<b>First Floor – Suite 4</b>
	15' 5" x 8' 7" <span style="float: right;"><b>131 sq ft (12 sq m)</b></span>
	<b>First Floor – Suite 6</b>
	15' 3 x 20' 8 <span style="float: right;"><b>315 sq ft (29 sq m)</b></span>
	<b>First Floor – Suite 8</b>
	14' 3 x 11' 9 <span style="float: right;"><b>170 sq ft (16 sq m)</b></span>
	<b>Second Floor – Suite 9</b>
	11' x 17'5 <span style="float: right;"><b>192 sq ft (18 sq m)</b></span>
<b>TENURE</b>	Leasehold
<b>LEASE TERMS</b>	A new lease is available with terms to be negotiated
<b>RENT</b>	<b>Suite 4 - OIRO £6,600 per annum exclusive</b> <b>Suite 6 - OIRO £13,500 per annum exclusive</b> <b>Suite 8 - OIRO £7,300 per annum exclusive</b> <b>Suite 9 – OIRO £8,250 per annum exclusive</b>
<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 agent: <b>Tom Graves Ltd</b> <b>Tel: 01273 233333</b>