

**NEWLY REFURBISHED OFFICE SUITES  
CENTRAL HOVE LOCATION  
147 SQ FT – 1520 SQ FT  
ALL INCLUSIVE RENTS  
TO LET**



**60 LANSDOWNE PLACE  
HOVE  
BN3 1FG**

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<b>LOCATION</b>	Situating in a highly prominent and commercial area, just off Brighton and Hove's premier commercial thoroughfare of Western Road and Church Road. The property is situated a few meters north of Western Road, on the east side of the road. There are numerous bars, restaurants, individual and multiple retailers, Tesco Supermarket, Sainsburys and all of the major banks all within an easy walking distance.	
<b>ACCOMMODATION</b>	The premises comprise first and second floor offices, arranged as follows:	
	<b><u>FIRST FLOOR</u></b>	
	<b>Suite 3 (front)</b>	<b>524 sq ft (48 m2)</b>
	<b>Suite 4 (rear)</b>	<b>325 sq ft (30 m2)</b>
	<b><u>SECOND FLOOR</u></b>	
	<b>Suite 5 (front)</b>	<b>524 sq ft (48 m2)</b>
	<b>Suite 6 (rear)</b>	<b>147 sq ft (13 m2)</b>
	<ul style="list-style-type: none"> <li>• AC + Heat</li> <li>• Newly decorated</li> <li>• Newly Carpeted</li> <li>• Door entry</li> <li>• Good Natural light</li> <li>• Communal WC's + Kitchenette</li> </ul>	
<b>TENURE</b>	Leasehold/Licence	
<b>LEASE</b>	New leases/Licences to be negotiated	
<b>RENT</b>	Suite 3	£14,000 per annum inclusive
	Suite 4	£7,800 per annum inclusive
	Suite 5	£14,000 per annum inclusive
	Suite 6	£5,750 per annum inclusive
	<b>All rents are inclusive of all bills apart from telecoms</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 sole agent: <b>Tom Graves Commercial Ltd</b> <b>Tel: 01273 233333</b>	