

**NEWLY REFURBISHED OFFICE SUITES
CENTRAL HOVE LOCATION
147 SQ FT – 472 SQ FT
ALL INCLUSIVE RENTS
TO LET**



**60 LANSDOWNE PLACE
HOVE
BN3 1FG**

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LOCATION	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.	
ACCOMMODATION	The premises comprise first and second floor offices, arranged as follows:	
	<u>FIRST FLOOR</u>	
	Suite 4 (rear)	325 sq ft (30 m2)
	<u>SECOND FLOOR</u>	
	Suite 6 (rear)	147 sq ft (13 m2)
	<ul style="list-style-type: none"> • AC + Heat • Newly decorated • Newly Carpeted • Door entry • Good Natural light • Communal WC's + Kitchenette 	
TENURE	Leasehold/Licence	
LEASE	New leases/Licences to be negotiated	
RENT	Suite 4	£7,000 per annum inclusive
	Suite 6	£5,500 per annum inclusive
	All rents are inclusive of all bills apart from telecoms	
VAT	VAT is not 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	