

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



**30 THE DRIVE
HOVE
BN3 3JD**

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LOCATION	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.	
ACCOMMODATION	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..	
	Ground Floor - Suite 1	
	19' 2 x 15' 3	292 sq ft (27 sq m)
	Second Floor – Suite 9	
	11' x 17'5	192 sq ft (18 sq m)
TENURE	Leasehold	
LEASE TERMS	A new lease is available with terms to be negotiated	
RENT	Suite 1 - OIRO £11,400 per annum exclusive Suite 9 – OIRO £8,250 per annum exclusive	
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 agent: Tom Graves Property Ltd Tel: 01273 233333	