

**SUPERBLY PRESENTED
FIRST FLOOR OFFICE SUITE
414 SQ FT (38 SQ M)
TO LET**



**LINKLINE HOUSE
65 CHURCH ROAD
HOVE, BN3 2BD**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

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LINKLINE HOUSE, 65 CHURCH ROAD, HOVE BN3 2BD

LOCATION	Situating in a highly popular office location in the heart of Hove's main commercial thoroughfare of Church Road. Church Road is a thriving commercial thoroughfare which includes all of the major Banks, numerous restaurants and bars, a selection of single and multiple retailers and a wide variety of office occupiers. The premises is also close to the City Hall and the beach and is an eight to ten minute walk from Hove's mainline railway station and is on all of the major Hove bus routes.	
ACCOMMODATION	The premises comprise a first floor front suite, arranged as follows:	
	19'7 x 21'3	414 sq ft (38 m²)
AMENITIES	<ul style="list-style-type: none"> • Alarm system • Fully carpeted • Intercom • Air Conditioning • Gas central heating • Strip lighting • Built in Cupboards 	
TENURE	Leasehold/Licence	
LEASE	1 year licence	
RENT	£ 12,500 per annum exclusive (gas included/service charge included)	
LEGAL FEES	Incoming tenant to bear both parties legal costs	
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Ltd Tel: 01273 233333	