

MODERN SUITE 596 sq ft
SUITABLE FOR VARIETY OF USES
PARKING AVAILABLE
TO LET



SECOND FLOOR SUITE,
6 ENGLISH BUSINESS PARK
ENGLISH CLOSE, HOVE
BN3 7ET

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LOCATION	The properties are situated on the English Business Park located in a convenient position just off Old Shoreham Road, Hove providing good access to the A23, A27 and A259. To the east of the property is the Goldstone Retail Park and Hove Railway Station and to the west Boundary/Station Road can be found where a variety of shops are located including Tesco & Aldi as well as Portslade Station				
ACCOMMODATION	The premises comprise second floor office suite, arranged as follows: <table> <tr> <td>SECOND FLOOR</td> <td>596 sq ft (54 m2)</td> </tr> <tr> <td> <ul style="list-style-type: none"> • GCH • Laminate Flooring • 1 Parking Space + Visitors Parking • Networked • Shower Facilities • Suspended Ceiling </td> <td></td> </tr> </table>	SECOND FLOOR	596 sq ft (54 m2)	<ul style="list-style-type: none"> • GCH • Laminate Flooring • 1 Parking Space + Visitors Parking • Networked • Shower Facilities • Suspended Ceiling 	
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TENURE	Licence				
LEASE	New licence for a period of 1 year				
RENT	£850 per calendar month inclusive of all bill apart from rates and 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 Ltd Tel: 01273 233333				