

SUPERBLY LOCATED
FIRST FLOOR OFFICE SUITE
331 sq ft
ALL INCLUSIVE RENT



10 THE DRIVE
HOVE
BN3 3JA

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

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Tom Graves and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Tom Graves nor any person in their employment has any authority to make or give any representation or warranty whatsoever.

LOCATION Situated in a much sought after and high quality area of The Drive. The property is situated at the lower end of The Drive, a few metres from the junction with Church Road, Hove on the west side of the road. The lower end of The Drive is well known for it's high quality office suites and medical premises occupied by the likes of solicitors, doctors, accountants etc.

ACCOMMODATION The premises comprise high quality office suites on ground, first and second floors all with many original features – high ceilings, cornices and feature fireplaces. The accommodation is newly decorated and the vast majority is newly carpeted.

The schedule of room by room / suite by suite tenancies are based on all inclusive rentals and on 12 month licences

Floor	Size	Sq ft	Price
FIRST FLOOR FRONT	23'8 x 14	331 sq ft	£720 pcm

TENURE Leasehold/Licence

LEASE New flexible lease/licence is available with terms to be agreed

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 Ltd
Tel: 01273 233333