

SUPERBLY LOCATED
FIRST & SECOND FLOOR OFFICE SUITES
260 – 879 SQ FT
ALL INCLUSIVE RENT



10 THE DRIVE
HOVE
BN3 3JA

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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
1 st Floor Front North	23'8 x 14	331 sq ft	£750 pcm
Second Front North	13' x 20'	260 sq ft	£650 pcm
2 nd Floor Rear North	20'3 x 14'3	288 sq ft	£650 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