

**SUPERBLY PRESENTED
FIRST FLOOR OFFICE SUITE
666 SQ FT (62 SQ M)
TO LET**



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

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LOCATION	Situated 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 Hove Town 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 rear suite, arranged as follows:	
	Office	666 sq ft (62 m²)
	<ul style="list-style-type: none"> • Alarm system • Fully carpeted • Intercom • Air Conditioning • Gas central heating 	
TENURE	Leasehold/Licence	
LEASE	New flexible lease/licence is available with terms to be agreed	
RENT	£15,500 Per annum inclusive of all bills except electricity, rates & telecoms	
UNIFORM BUSINESS RATES	Description: Rateable Value:	Offices and premises £ 9,700
LEGAL FEES	Incoming tenant to bear both parties legal costs	
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Property Ltd Tel: 01273 233333	