

**WELL PRESENTED GROUND FLOOR
SELF CONTAINED OFFICE SUITE
569 sq ft (52 m2)
ALL INCLUSIVE RENT**



**GROUND FLOOR SUITE
IMPERIAL HOTEL
FIRST AVENUE, HOVE
BN3 2GU**

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LOCATION	Situating at the southern end of First Avenue, Hove very close to the junction with the main A259 seafront road. Church Road which is the main commercial thoroughfare of Hove is a short walk to the North. .	
ACCOMMODATION	The premises comprise a ground floor office suite, arranged as follows:	
	Self Contained Office Suite	569 sq ft (52 m2)
	<ul style="list-style-type: none"> • Fully Carpeted • Self-Contained • Chandeliers • Good Natural Light • Fitted Storage 	
TENURE	Leasehold/Licence	
LEASE	New flexible lease/licence is available with terms to be agreed	
RENT	£1,500 Per calendar month inclusive of all bills	
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 Property Ltd Tel: 01273 233333	