

**SUPERBLY PRESENTED OFFICE SUITE**  
**ALL INCLUSIVE RENT**  
**301 SQ FT**  
**TO LET**



**48 ROCHESTER GARDENS**  
**HOVE**  
**BN3 3HT**

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<b>LOCATION</b>	The property is situated at the northern end of Rochester Gardens, Hove. The main commercial thoroughfare of Church Road, Hove is a short walk to the south which contains multiple different operators including banks, restaurants, bars and estate agents.				
<b>ACCOMMODATION</b>	The premises comprise first and second floor offices, arranged as follows:  <table><tr><td><b>FIRST FLOOR OFFICE</b></td><td><b>301 sq ft (26 m2)</b></td></tr><tr><td colspan="2"><ul style="list-style-type: none"><li>• Carpeted</li><li>• Modern fit out</li><li>• Alarmed</li><li>• Shared WC + Kitchenette</li></ul></td></tr></table>	<b>FIRST FLOOR OFFICE</b>	<b>301 sq ft (26 m2)</b>	<ul style="list-style-type: none"><li>• Carpeted</li><li>• Modern fit out</li><li>• Alarmed</li><li>• Shared WC + Kitchenette</li></ul>	
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<b>TENURE</b>	Leasehold/Licence				
<b>LEASE</b>	New Lease/Licence				
<b>RENT</b>	£1,000 per calendar month inclusive of all bills apart from telecoms				
<b>VAT</b>	VAT is not chargeable on the terms quoted				
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs				
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Property Ltd</b> <b>Tel: 01273 233333</b>				