

**NEWLY REFURBISHED OFFICE SUITES**  
**CENTRAL HOVE LOCATION**  
**800 - 1693 sq ft**  
**ALL INCLUSIVE RENT**



**8 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.

**First Floor**

Front	419 sq ft
Rear North	269 sq ft
Rear South	205 sq ft

**Total 893 sq ft**

**Second Floor**

Front North	130 sq ft
Front South	255 sq ft
Rear North	219 sq ft
Rear South	196 sq ft

**Total 800 sq ft**

- Newly Carpeted
- Newly Decorated
- Fully Cabled
- Kitchenette
- 2 x WC's

**TENURE** Leasehold/Licence

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

**RENT** **First Floor** £1,950 per calendar month inclusive of all bills except telecoms  
**Second Floor** £1,800 per calendar month inclusive of all bills except telecoms

**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 Property Ltd**  
**Tel: 01273 233333**