

**MODERN GF B1/D1/D2 SUITES**  
**ALL INCLUSIVE RENT**  
**610 sq ft (60 m2)**  
**TO LET**



**38 HOLLAND ROAD**  
**HOVE**  
**BN3 1JL**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. [tom@tomgraves.co.uk](mailto:tom@tomgraves.co.uk) [www.tomgraves.co.uk](http://www.tomgraves.co.uk)

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**LOCATION**

Situated on the midpoint of Holland Road, Hove upon the Junction of Western Road and Palmeira Square. Church Road the main commercial thoroughfare of Hove is a short walk to the West. Central Brighton is easily accessible via many bus routes that pass by Palmiera Square and Western Road.

**ACCOMMODATION**

The premises comprise a Lower Ground Floor Office Suite, arranged as follows:

**Ground Floor**

<b>Room 1</b>	<b>230 sq ft</b>
<b>Room 2</b>	<b>196 sq ft</b>
<b>Reception</b>	<b>184 sq ft</b>
<b>Total</b>	<b>610 sq ft (60 m2)</b>

- Separate shared Kitchen
- Alarm System
- Wood floor
- Entry Phone
- GCH
- Brand New WC facilities with Shower

**TENURE**

Licence

**LEASE**

New flexible licence is available with terms to be agreed

**RENT**

£1,000 PCM inclusive of all bills apart from 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 sole agent:  
**Tom Graves Property Ltd**  
**Tel: 01273 233333**