

MODERN B1/D1/D2 SUITE
ALL INCLUSIVE RENT
858 sq ft HIGH CEILINGS
TO LET



38 HOLLAND ROAD
HOVE
BN3 1JL

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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:

Office Suite 858sq ft (79 m2)

- Separate shared Kitchen
- Alarm System
- Carpeted/Wood floor underneath
- Entry Phone
- GCH
- Brand New WC facilities with Shower
- High Ceilings



TENURE Licence

LEASE New flexible licence is available with terms to be agreed

RENT £1,100 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