

**B1/D1 OFFICES/LAUNGUAGE SCHOOL**  
**3225 SQ FT**  
**CENTRAL HOVE**  
**TO LET**



**24 HOLLAND ROAD**  
**HOVE**  
**BN3 1JE**

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**LOCATION**

The property is situated at the midpoint of Holland Road close to the junction with Church Road and Palmeira Square. The surrounding area is mainly residential with the main commercial thoroughfare of Church Road a short walk to the west.

**ACCOMMODATION**

The premises comprise Ground, first and second floor D1/B1 offices, arranged as follows:

**Ground Floor**

<b>Room 1</b>	<b>307 sq ft</b>
<b>Room 2</b>	<b>299 sq ft</b>
<b>Room 3</b>	<b>166 sq ft</b>
<b>Room 4</b>	<b>72 sq ft</b>
<b>Room 5</b>	<b>128 sq ft</b>
<b>Room 6</b>	<b>150 sq ft</b>
<b>Room 7</b>	<b>145 sq ft</b>
<b>Total</b>	<b>1267 sq ft (116 m2)</b>

**First Floor**

<b>Room 1</b>	<b>389 sq ft</b>
<b>Room 2</b>	<b>126 sq ft</b>
<b>Room 3</b>	<b>159 sq ft</b>
<b>Room 4</b>	<b>438 sq ft</b>
<b>Room 5</b>	<b>159 sq ft</b>
<b>Total</b>	<b>1270 sq ft (116 m2)</b>

**Second Floor**

<b>Room 1</b>	<b>168 sq ft</b>
<b>Room 2</b>	<b>263 sq ft</b>
<b>Room 3</b>	<b>173 sq ft</b>
<b>Room 4</b>	<b>84 sq ft</b>
<b>Total</b>	<b>688 sq ft (63 m2)</b>

<b><u>TOTAL</u></b>	<b><u>3225 SQ FT (296 M2)</u></b>
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- WC's on each floor
- Large Rear Garden
- Wood flooring
- High Ceilings
- Strip Lighting
- Alarm
- GCH
- D1 licence

<b>TENURE</b>	Leasehold
<b>LEASE</b>	New FRI Lease
<b>RENT</b>	OIRO £65,000 per annum exclusive
<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>