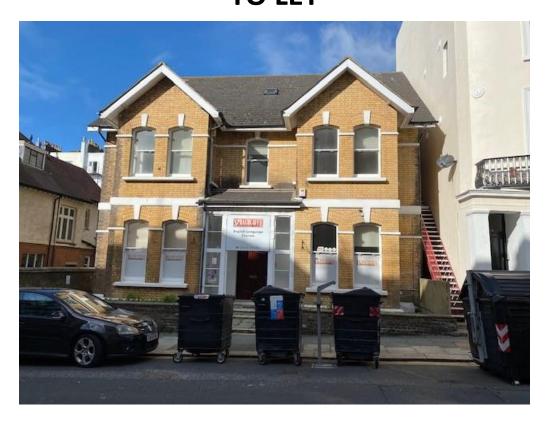


B1/D1 OFFICES/LAUNGUAGE SCHOOL 3225 SQ FT CENTRAL HOVE TO LET



24 HOLLAND ROAD HOVE BN3 1JE

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

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

Room 1 307 sq ft

Room 2 299 sq ft

Room 3 166 sq ft

Room 4 72 sq ft

Room 5 128 sq ft

Room 6 150 sq ft

Room 7 145 sq ft

Total 1267 sq ft (116 m2)

First Floor

Room 1 389 sq ft

Room 2 126 sq ft

Room 3 159 sq ft

Room 4 438 sq ft

Room 5 159 sq ft

Total 1270 sq ft (116 m2)

Second Floor

Room 1 168 sq ft

Room 2 263 sq ft

Room 3 173 sq ft

Room 4 84 sq ft

Total 688 sq ft (63 m2)

TOTAL 3225 SQ FT (296 M2)

- WC's on each floor
- Large Rear Garden
- Wood flooring
- High Ceilings
- Strip Lighting
- Alarm
- GCH
- D1 licence

TENURE Leasehold

LEASE New FRI Lease

RENT OIRO £65,000 per annum exclusive

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