

SECOND FLOOR OFFICE SUITE
367 SQ FT
TO LET



39 PORTLAND ROAD
HOVE
BN3 5DQ

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LOCATION Situated at the western end of Portland Road, close to the junction with Sackville Road. Portland Road is a well established commercial thoroughfare that runs between Boundary Street, Station Road and Portslade railway station and Sackville Road linking the commercial thoroughfare with Blatchington and Church Road. This is a mixed use area.

ACCOMMODATION The premises comprise a high quality first floor office suite as follows:

SECOND FLOOR

Front	209 sq ft
Rear	158 sq ft

TOTAL ACCOMMODATION 367 sq ft (34 m²)

- Excellent décor
- Interconnecting Rooms
- Carpeted
- Electric heating
- Strip lighting
- Intercom
- Communal kitchen facilities

WC Separate male and female WC hand wash facilities

TENURE A new Licence for a term 1 year or more

RENT £750 per calendar month including water

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