

FIRST FLOOR OFFICE
222 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

Office **222 sq ft**

- Excellent décor
- 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 £550 per calendar month including water

UNIFORM BUSINESS RATES

- **Description:** Office and premises
- **Rateable Value:** £6,700

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