

NEWLY REFURBISHED OFFICE SUITES
CENTRAL HOVE LOCATION
301 – 800 sq ft
ALL INCLUSIVE RENT



8 THE DRIVE
HOVE
BN3 3JA

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LOCATION Situated in a much sought after and high quality area of The Drive. The property is situated at the lower end of The Drive, a few metres from the junction with Church Road, Hove on the west side of the road. The lower end of The Drive is well known for it's high quality office suites and medical premises occupied by the likes of solicitors, doctors, accountants etc.

ACCOMMODATION The premises comprise high quality office suites on ground, first and second floors all with many original features – high ceilings, cornices and feature fireplaces. The accommodation is newly decorated.

Lower Ground Floor

Rear **301 sq ft**

- Kitchenette
- Separate Entrance
- WC + HWF

Second Floor

Front North 130 sq ft

Front South 255 sq ft

Rear North 219 sq ft

Rear South 196 sq ft

Total 800 sq ft

- Newly Carpeted
- Newly Decorated
- Fully Cabled
- Kitchenette
- 2 x WC's

TENURE Leasehold/Licence

LEASE New flexible lease/licence is available with terms to be agreed

RENT **Lower Ground Floor** £1,100 per calendar month inclusive of all bills except telecoms
Second Floor £1,800 per calendar month inclusive of all bills except 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 agent:
Tom Graves Property Ltd
Tel: 01273 233333