

**SUPERB OFFICE ACCOMODATION
CENTRAL CHURCH ROAD, LOCATION
371 sq ft
TO LET**



**71 CHURCH ROAD
HOVE
BN3 2BB**

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LOCATION	Situated in a highly central location on the north side of Church Road, Hove between the Church Road/The Drive junction and Wilbury Road. The property is a few meters east of the Hogs Head Public House close to the junction with Wilbury Road.	
ACCOMMODATION	LOWER GROUND FLOOR	
	Front Office 14'11 x 20' + 4'8 x 15'5	371 sq ft
	<ul style="list-style-type: none">• Self-Contained Entrance• Separate Alarm• Male and Female WC's• Free use of Separate Meeting Room	
TERM	The suites are available on a new one year lease/licenses inclusive of rent, utility bills and cleaning two times per week.	
RENT	£1,100 pcm Inclusive of all bills	
VAT	VAT is not chargeable on the terms quoted.	
LEGAL FEES	No legal fees are applicable in this instance.	
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Property Ltd Tel: 01273 233333	