

**SUPERB SECOND FLOOR OFFICE SUITE
CENTRAL CHURCH ROAD, LOCATION
326 sq ft (30 m²)
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	Second Floor Suite	
	19' 9" x 16' 6"	326 sq ft (30 m²)
	<ul style="list-style-type: none">• Self-Contained Office• Good natural light• Alarm• Kitchenette• Intercom	
TERM	The suites are available on a new one year lease/licenses inclusive of rent, rates, utility bills and cleaning three times per week. The tenant is responsible for the installation of their own telephone system.	
RENT	£800 per month inclusive	
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	