

**FIRST FLOOR OFFICE SUITE**  
**353 SQ FT (32 M2)**  
**NEW FLEXIBLE LEASE**  
**TO LET**



**52 LANSDOWNE PLACE**  
**HOVE**  
**BN3 1FG**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. [tom@tomgraves.co.uk](mailto:tom@tomgraves.co.uk) [www.tomgraves.co.uk](http://www.tomgraves.co.uk)

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**LOCATION**

Situated in a highly prominent position forming part of Brighton and Hove's premier commercial thoroughfare of Western Road. The property is situated on the north side of Western Road, Hove on the corner of Lansdowne Place in a quality and bustling location surrounded by numerous retailers, offices, restaurants and bars. The premises benefits from a busy traffic and pedestrian flow, being approximately a 3 minute walk from Hove's seafront.

**ACCOMMODATION**

The premises comprise a ground floor retail/office unit, arranged as follows:

**Office** **353 sq ft (32 M2)**

- Newly Refurbished
- Fully Carpeted
- WC's
- High Ceilings
- Good Natural Light

**TENURE**

Leasehold

**LEASE**

New flexible lease is available with terms to be agreed

**RENT**

£725 pcm exclusive

**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 sole agent:

**Tom Graves Property Ltd**

**Tel: 01273 233333**