

**NEW BUILD GROUND FLOOR
OFFICE UNITS
452 SQ FT – 635 SQ FT
TO LET ON NEW FRI LEASE**



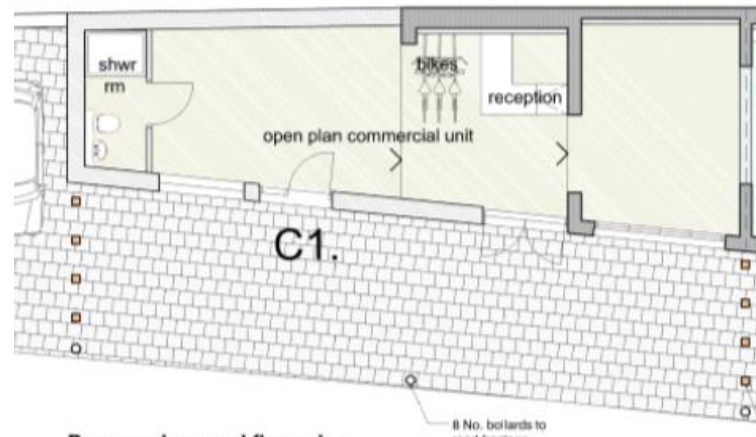
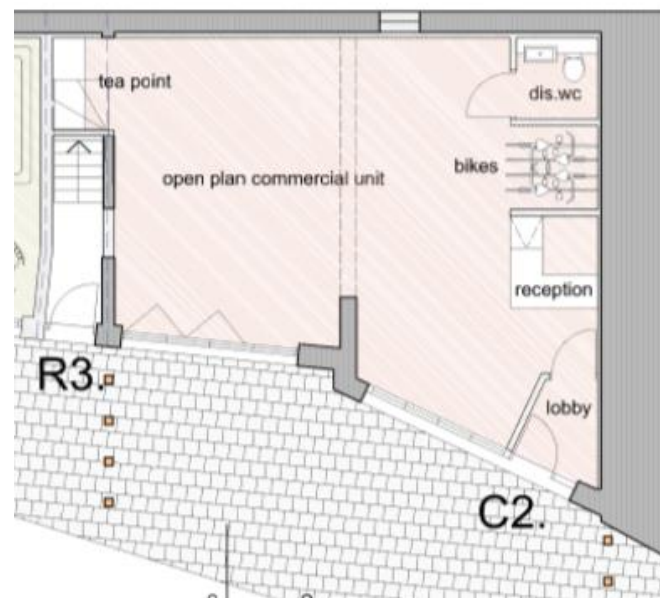
**2 ST JOHNS ROAD
HOVE
BN3 2FB**

LOCATION

The property is situated at the southern point of St Johns Road close to its junction with the A259 Kings Road. The surrounding area is mainly residential with the main commercial thoroughfare of Church Road a short walk to the North.

ACCOMMODATION

The premises comprise 2 x ground floor offices arranged as follows:

Unit 1**452 sq ft (42 m²)****Unit 2****635 sq ft (59 m²)**

- Newly developed
- WC + HWF
- Bike Racks/Stores
- Kitchenettes
- Shower Facilities
- Open Plan

TENURE	Leasehold
LEASE	New FRI Lease
RENT	Unit 1 £12,500 per annum exclusive Unit 2 £17,500 per annum 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