

**CENTRAL HOVE OFFICE SUITE
490 SQ FT
ALL INCLUSIVE RENTS
TO LET**



**60 LANSDOWNE PLACE
HOVE
BN3 1FG**

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LOCATION Situated in a highly prominent and commercial area, just off Brighton and Hove's premier commercial thoroughfare of Western Road and Church Road. The property is situated a few meters north of Western Road, on the east side of the road. There are numerous bars, restaurants, individual and multiple retailers, Tesco Supermarket, Sainsburys and all of the major banks all within an easy walking distance.

ACCOMMODATION The premises comprise third floor offices, arranged as follows:

THIRD FLOOR

| | |
|---------------|------------------|
| Room 1 | 200 sq ft |
| Room 2 | 195 sq ft |
| Room 3 | 95 sq ft |
| Total | 490 sq ft |

- AC + Heat
- Door entry
- Good Natural light
- Communal WC's + Kitchenette

TENURE Leasehold/Licence

LEASE New leases/Licences to be negotiated

RENT £825 per calendar month inclusive

All rents are inclusive of all bills apart from 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 sole agent:
Tom Graves Property Ltd
Tel: 01273 233333