

**ALL INCLUSIVE SUPERBLY PRESENTED
THIRD FLOOR OFFICE SUITE
665 SQ FT (62 SQ M)
TO LET**



**LINKLINE HOUSE
65 CHURCH ROAD
HOVE, BN3 2BD**

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LOCATION Situated in a highly popular office location in the heart of Hove's main commercial thoroughfare of Church Road. Church Road is a thriving commercial thoroughfare which includes all of the major Banks, numerous restaurants and bars, a selection of single and multiple retailers and a wide variety of office occupiers. The premises is also close to the City Hall and the beach and is an eight to ten minute walk from Hove's mainline railway station and is on all of the major Hove bus routes.

ACCOMMODATION The premises comprise a third floor office suite, arranged as follows:

Reception 5'3'' x 7'	37 sq ft
Main Office 34'9'' x 14'	487 sq ft
Room 1 9'6'' x 9'11''	94 sq ft
Room 2 9'2'' x 9'11''	90 sq ft
Total Office Area	665 sq ft (61 m2)

- Newly decorated
- Fully carpeted
- GFCH
- Entry Phone
- Kitchenette

TENURE Leasehold

LEASE A new lease is available with a term to be agreed

RENT £12,000 per annum inclusive of all bills apart from telecoms

TENURE Leasehold/Licence

UNIFORM BUSINESS RATES	Description:	Offices and premises
	Rateable Value:	£ TBC

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