

**MODERN SUITE 596 sq ft**  
**SUITABLE FOR VARIETY OF USES**  
**PARKING AVAILABLE**  
**TO LET**



**SECOND FLOOR SUITE,**  
**6 ENGLISH BUSINESS PARK**  
**ENGLISH CLOSE, HOVE**  
**BN3 7ET**

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)

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Tom Graves and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Tom Graves nor any person in their employment has any authority to make or give any representation or warranty whatsoever.

<b>LOCATION</b>	The properties are situated on the English Business Park located in a convenient position just off Old Shoreham Road, Hove providing good access to the A23, A27 and A259. To the east of the property is the Goldstone Retail Park and Hove Railway Station and to the west Boundary/Station Road can be found where a variety of shops are located including Tesco & Aldi as well as Portslade Station				
<b>ACCOMMODATION</b>	The premises comprise second floor office suite, arranged as follows: <table> <tr> <td><b>SECOND FLOOR</b></td> <td><b>596 sq ft (54 m2)</b></td> </tr> <tr> <td> <ul style="list-style-type: none"> <li>• GCH</li> <li>• Laminate Flooring</li> <li>• 1 Parking Space + Visitors Parking</li> <li>• Networked</li> <li>• Shower Facilities</li> <li>• Suspended Ceiling</li> </ul> </td> <td></td> </tr> </table>	<b>SECOND FLOOR</b>	<b>596 sq ft (54 m2)</b>	<ul style="list-style-type: none"> <li>• GCH</li> <li>• Laminate Flooring</li> <li>• 1 Parking Space + Visitors Parking</li> <li>• Networked</li> <li>• Shower Facilities</li> <li>• Suspended Ceiling</li> </ul>	
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<b>TENURE</b>	Licence				
<b>LEASE</b>	New licence for a period of 1 year				
<b>RENT</b>	£850 per calendar month inclusive of all bills apart from rates and telecoms				
<b>VAT</b>	VAT is not chargeable on the terms quoted				
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs				
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Ltd</b> <b>Tel: 01273 233333</b>				