

## MODERN B1/D1/D2 SUITE ALL INCLUSIVE RENT 858 sq ft HIGH CEILINGS TO LET



## 38 HOLLAND ROAD HOVE BN3 1JL

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**LOCATION** 

Situated on the midpoint of Holland Road, Hove upon the Junction of Western Road and Palmeira Square. Church Road the main commercial thoroughfare of Hove is a short walk to the West. Central Brighton is easily accessible via many bus routes that pass by Palmiera Square and Western Road.

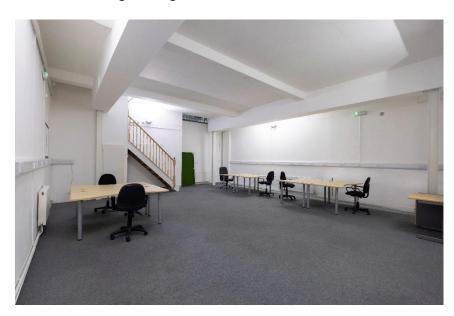
**ACCOMMODATION** 

The premises comprise a Lower Ground Floor Office Suite, arranged as follows:

## **Office Suite**

## 858sq ft (79 m2)

- Separate shared Kitchen
- Alarm System
- Carpeted/Wood floor underneath
- Entry Phone
- GCH
- Brand New WC facilities with Shower
- High Ceilings



TENURE Licence

**LEASE** New flexible licence is available with terms to be agreed

**RENT** £1,200 PCM 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