

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



**38 HOLLAND ROAD  
HOVE  
BN3 1JL**

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.

**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**