

**LOWER GROUND FLOOR OFFICE SUITE
CENTRAL HOVE LOCATION
433 SQ FT
TO LET**



**61 CHURCH ROAD
HOVE
BN3 2BP**

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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 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 the major Hove bus routes.				
ACCOMMODATION	Lower Ground Floor office arranged as follows: <table><tr><td>OFFICE</td><td>433 sq ft</td></tr><tr><td></td><td><ul style="list-style-type: none">• Self Contained• Kitchenette• WC + HWF• Good Natural Light• Laminate Flooring• GCH</td></tr></table>	OFFICE	433 sq ft		<ul style="list-style-type: none">• Self Contained• Kitchenette• WC + HWF• Good Natural Light• Laminate Flooring• GCH
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TENURE	Leasehold/Licence				
LEASE	A new Lease/licence for a term to be agreed				
RENT	£12,500 pax				
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Prop Ltd Tel: 01273 233333				