



Location

Situated in the heart of Hove in the mews complex of Wilbury Grove accessed via Eaton Road and Wilbury Road, the development is comprised of a mix of commercial and residential units. The property is a short distance from the station, seafront and Church Road.

Description

The property offers excellent office space with modern open plan arrangement, wood flooring throughout, Cat 5 cabling, suspended ceilings and lighting. Arranged as an open plan office space with two rooms, Kitchenette and W.C, the property also benefits from one car parking space directly outside the property, with permit supplied by Wilbury Grove management company.

Size

Total approximate internal area: 850sq.ft

Lease

The property is available by way of a new FRI lease with terms to be agreed and an asking rental of £22,000 per annum exclusive.

Service Charge

Annual service charge contribution of £307.80 per quarter and £500 per annum contribution to buildings insurance (2017)

Business Rates

Interested parties are advised to contact the local authority to confirm the rates payable and to confirm if they are eligible for any small business rates relief.

Legal Costs

Each party will be responsible for their own costs incurred in relation to the transaction.

EPC

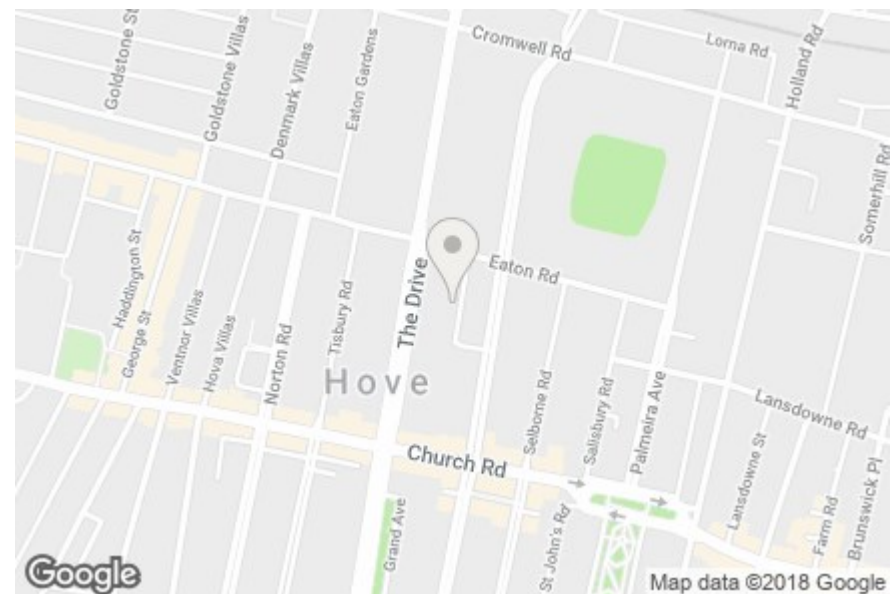
An EPC is available on request.

VAT

Will not be chargeable on this transaction, interested parties must make their own enquiries to confirm.

Viewing

Strictly by appointment through the Landlords Sole Agents: Parsons Son & Basley



32 Queens Road, East Sussex, Brighton, BN1 3YE

Contact: Richard Lowrey

Tel: 01273-274028 or 07725-723021

Email: richardl@psandb.co.uk

Web: www.psandb.co.uk

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