



## Brooker Place, Hove

PCM  
£1,250 PCM

- WORKSHOP/OFFICE SPACE
- IDEAL CENTRAL HOVE LOCATION
- POTENTIAL TO INSTALL SHOWER ROOM & KITCHEN
- AVAILABLE IMMEDIATELY

Robert Luff & Co are delighted to offer to market this ideal opportunity to rent a studio/office in Brooker Place. The ground floor is ideal for a workshop while the first floor is a suitable office with space for multiple work stations. The owner is prepared to adapt the work space to suit the tenants needs.

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Robert  
Luff & Co  
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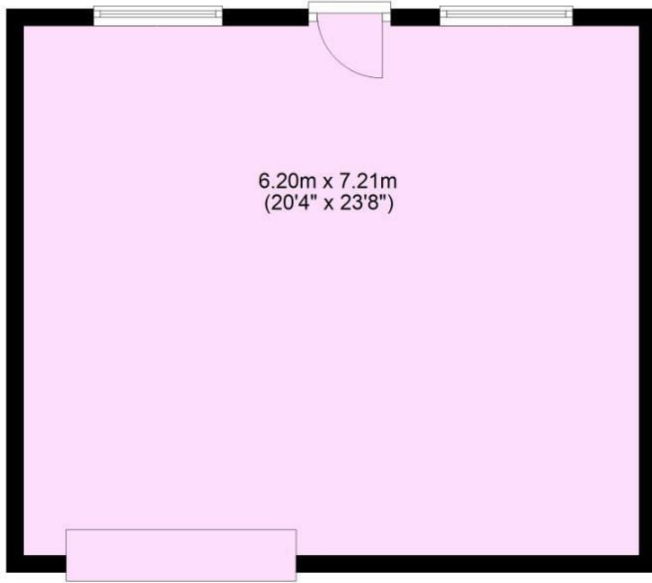
## Accommodation

Workshop 23'8 x 20'4 (7.21m x 6.20m)

Office Space 23'8 x 10'2 (7.21m x 3.10m)

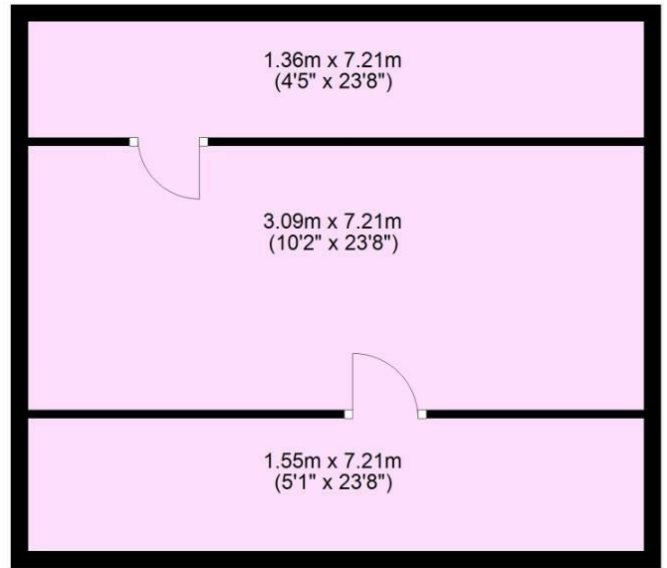
## Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



## First Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 89.3 sq. metres (961.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.