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PROPERTY PEOPLE

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**Best Bids
Friday 17th June
Midday**

23 Victoria Gardens, Burgess Hill, West Sussex RH15 9NB

FOR SALE - DUE TO RELOCATION - INDUSTRIAL/WORKSHOP & OFFICE BUILDING WITH S/C YARD

8,340 SQ FT (774.85 M2)

LOCATION



The property is situated on the north side of Victoria Way at the eastern end on the established Victoria Industrial Estate where occupiers include a wide range of Global, National, Regional and Local occupiers.

Burgess Hill is strategically located on the A23 corridor between Brighton (10 miles), Crawley (13 miles) and Gatwick Airport (16 miles). The A23/M23 are easily accessible via the A2300 link road (recently subject to major improvement).

The property is within a short walk to Burgess Hill town centre and mainline railway station which provides direct services to London Victoria (53 minutes), London Bridge (51 minutes), Gatwick Airport (18 minutes) and Brighton (11 minutes).

Description

The property comprises a detached, single storey industrial/workshop with ancillary offices within a self-contained site providing external storage and ample parking etc.

Current Layout Plan - [click here to download](#)

Key Features

- Freehold with vacant possession
- Refurbishment/redevelopment opportunity
- Self-contained site with forecourt parking
- Rear access to Victoria Close

Accommodation

The gross internal floor area is **8,340 sq ft (774.85 m2)**.
The site area extends to approximately **0.48 acres** and includes a driveway (approximately 3.7m x 30.0m) to the rear of the site providing full and unrestricted rights of access from Victoria Close.

Tenure

Freehold with vacant possession.

Terms

BEST BIDS MIDDAY FRIDAY 17TH JUNE 2022

Best Bids Letter - [click here to download](#)

Unconditional offers are invited for the freehold interest with the benefit of vacant possession. Conditional offers may be considered.

Best bids are requested by no later than Friday 17th June 2022 by midday and should be emailed to Graves Jenkins : oliver@graves-jenkins.com and bessant@graves-jenkins.com . For full information contact Stephen Oliver or David Bessant

Planning

The premises have been used for many years as joinery workshops plus ancillary offices and stores.

It is considered that the site provides potential for redevelopment opportunities.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that interested parties satisfy themselves in this regard.

EPC

TBC

Business Rates

Rateable Value: £38,750



Rates Payable: £19,336.25 (2022/23)

Interested parties are advised to contact Mid Sussex District Council
Tel: 01444 477564 or www.midsussex.gov.uk to verify this
information.

VAT

VAT will not be payable.

Legal Fees

Each party to bear their own legal costs involved in the transaction.

Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



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