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

TO LET: INDUSTRIAL/WAREHOUSE PREMISES WITH OFFICES - 9,275 SQ FT (861.66 SQ M)

# LOCATION



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

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 improvements).

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 newly refurbished detached industrial/warehouse of steel portal frame construction with ground floor offices on a secure self-contained site.

## Key Features

- New lease
- Recently refurbished
- Secure site (approx 0.5 acres)
- E/B8 use

## Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Industrial/warehouse area: 7,882 sq ft (732.25 sq m)

Office area: 1,393 sq ft (129.41 sq m)

**Total: 9,275 sq ft (861.66 sq m)**

**NB:** The next door industrial unit (23 Victoria Gardens), extending to 8,340 sq ft (774.85 sqm) with secure yard/parking is within the same ownership and available to let. Details on application

## Amenities

- New overclad insulated warehouse roof
- Security and fire alarm and emergency lighting
- 5.5m eaves

- 2 new electrically operated loading doors
- New 3 phase electricity supply
- Gas supply
- Sodium lighting and translucent light panels
- Large secure yard/parking area
- Ground floor offices
- Kitchenette

## Lease

The property is available on a new full repairing and insuring lease for a term to be agreed. (Details on application).

## Rent

£127,500 per annum exclusive

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating C - 70

## Business Rates

Rateable Value: £78,500

Rates Payable: £44,431 (2024/25)



Interested parties are advised to contact Mid Sussex District Council  
Tel: 01444 477564 or [www.midsussex.gov.uk](http://www.midsussex.gov.uk) to verify this  
information.

## VAT

VAT will be applicable.

## Legal Fees

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

## AML

The proposed tenant will be required to satisfy all Anti Money  
Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.











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