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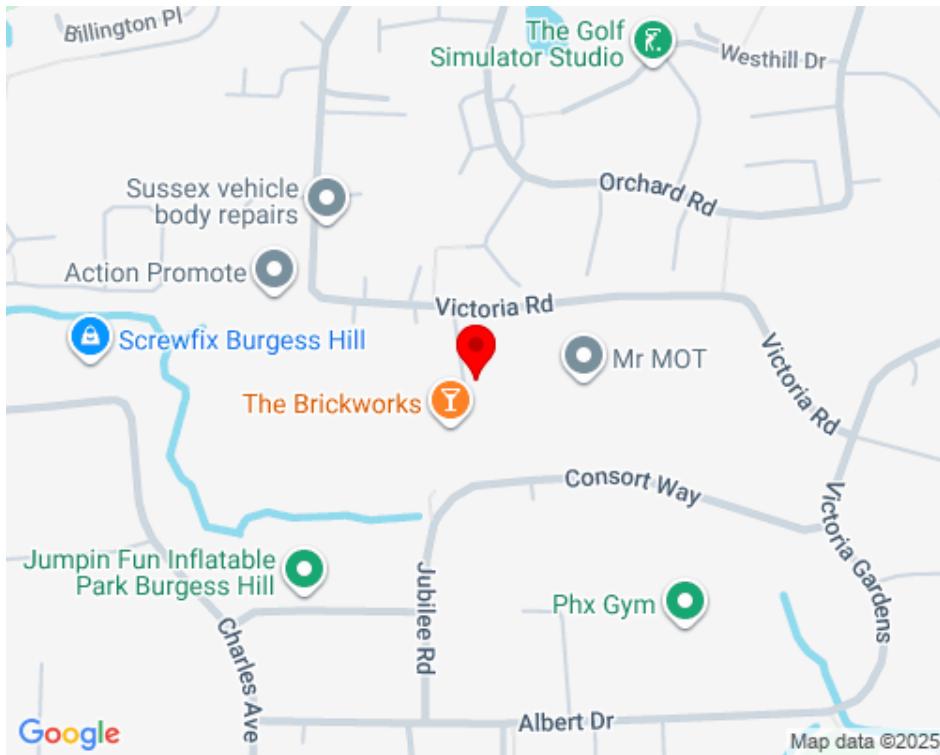
[gravesjenkins.com](https://www.gravesjenkins.com)



53 Victoria Road, Burgess Hill, West Sussex RH15 9LH

TO LET: REFURBISHED INDUSTRIAL AND OFFICES WITH PARKING. AVAILABLE AS A WHOLE OR SPLIT
TOTAL AREA 8,575 SQ FT (796.6 SQM)

LOCATION



The unit is situated in the heart of the Victoria Business Park, fronting Victoria Road, close to nearby trade occupiers and similar industrial units.

The estate is situated approximately 1 mile from Burgess Hill town centre and railway station and 3 miles from the A23 north/south trunk road.

For exact location use `what3words /// calm.bind.sourcing`

Description

The property comprises a redecorated factory/industrial unit with two story offices to the front.

The unit although self-contained does have the ability to potentially be split into smaller sections (see accommodation below).

There are two loading doors, 3 phase power and onsite car parking.

Accommodation

We understand the premises currently benefit from B1c/and B8 planning uses and potentially Class E. Prospective tenants to satisfy themselves on planning .

The property has the following approximate total gross internal areas;

2 storey offices plus industrial/warehouse – **8,575 sq ft (796.6 sqm)**

The side industrial/warehouse area could be let separately being 2,118 sq ft (196.73 sqm)

Amenities

- Recently redecorated
- New WCs
- Kitchenette in both industrial areas
- New ceiling and lighting in industrial area
- New windows

- Gas available if required

Terms

The property is available to let as a whole on a new lease for a term to be agreed.

The side industrial section could potentially be let separately.

Rent

Rent for the whole £98,610 per annum exclusive

If the side unit is to be let separately the rent for that area will be £25,400 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 - 73

Business Rates

The business rates are to be re-assessed.



VAT

VAT will be payable on the terms quoted.

Legal Fees

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

AML

A successful bidder 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.









GET IN TOUCH
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