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53 Victoria Road, Burgess Hill, RH15 9LH

REFURBISHED INDUSTRIAL AND OFFICES WITH PARKING. AVAILABLE AS A WHOLE OR SPLIT

# LOCATION



## 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. We understand the premises currently benefit from B1c/and B8 planning uses and potentially Class E. Prospective tenants to satisfy themselves on planning. The side industrial/warehouse area could be let separately being 2,118 sq ft (196.73 sqm).

## Key Features:

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

## Rent:

£98,610 per annum If the side unit is to be let separately the rent for that area will be £25,400 per annum exclusive.

## Business Rates:

The business rates are to be re-assessed.

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs













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