graves jenkins
PROPERTY PEOPLE

To Let



53 Victoria Road

Burgess Hill, RH15 9LH

Refurbished Industrial & Offices with parking. Available as a whole or split

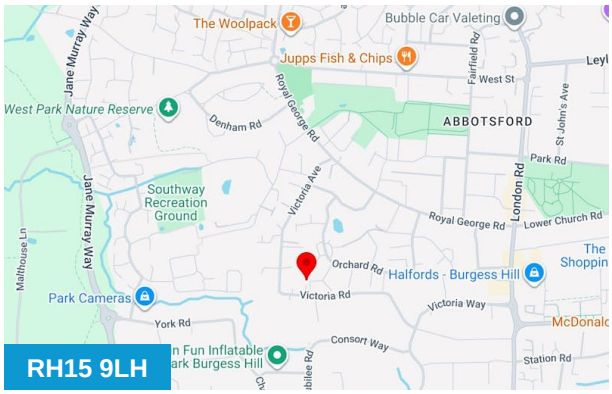
8,575 sq ft
(796.64 sq m)

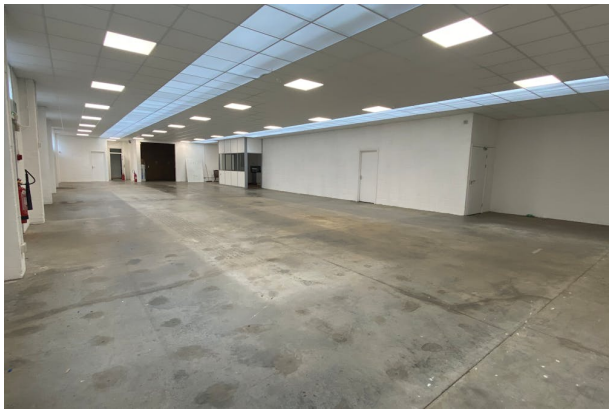
- Recently redecorated
- New WCs
- Kitchenette in both industrial areas
- New ceiling and lighting in industrial area
- New windows
- Gas available if required

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Summary

Available Size	8,575 sq ft
Rent	£90,040 per annum
Business Rates	The business rates are to be re-assessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)







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 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.

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.

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 side industrial/warehouse area could be let separately being 2,118 sq ft (196.73 sq m). The property has the following approximate total gross internal areas:

Floor/Unit	Description	sq ft	sq m
Building	2 storey office	1,910	177.44
Building	Main industrial area	4,547	422.43
Building	Side industrial area	2,118	196.77
Total		**8,575**	**796.64**

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

Anti Money Laundering

Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Viewing & Further Information



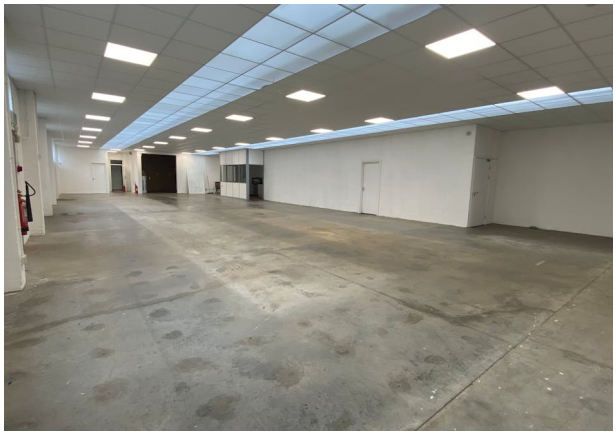
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