

TO LET

**OFFICE SUITES WITHIN MODERN BUILDING
AVAILABLE ON FLEXIBLE TERMS**

KBF House, 55 Victoria Road, Burgess Hill, RH15 9LH



Summary

Available Size	500 to 1,000 sq ft
Service Charge	£3 per sq ft per annum to cover general maintenance, cleaning, water and electric in the common areas. The tenant will be responsible for their suite's electricity and broadband costs.
EPC Rating	C (72)

Location

Burgess Hill is located in Mid-Sussex, within easy access of both the A23 and A272. Haywards Heath is approximately 5 miles to the north-east and Brighton 10 miles to the south. The premises are located one mile to the west of Burgess Hill town centre and a 5 minute walk from Burgess Hill's mainline railway station.

Description

Accommodation comprises a number of office suites within this modern three-storey building, which is built to a high standard.

Suites B&C can be taken as a whole if required.

Specification

- Network cabling
- Suspended ceiling with Cat II lighting
- Kitchen and WC facilities
- Lift
- Car parking
- Air conditioning to offices

Accommodation

The current available suites have the following approximate floor areas:

Description	sq ft	sq m	Rent
Ground Floor Suite B with 2 parking spaces	500	46.45	£770 per month plus VAT
Ground Floor Suite C with 2 parking spaces	500	46.45	£770 per month plus VAT
Ground Floor Suite E with 4 parking spaces	1,000	92.90	£1,541 per month plus VAT

Terms

Accommodation is available on a flexible basis and can be taken on a new lease(s), or a licence(s) on terms to be agreed.

The tenants shall be responsible for a share of the air-conditioning maintenance in respect of the office suites.

Business Rates

Ground Floor Suite B - Rateable Value of £6,100

Ground Floor Suite C - Rateable Value of £6,100

Ground Floor Suite E - Rateable Value of £12,500

UBR of 49.9 p in £

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.

