



**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

# 53 Victoria Road, Burgess Hill, RH15 9LH

## Summary

<b>Available Size</b>	8,575 sq ft
<b>Rent</b>	£98,610 per annum
<b>Business Rates</b>	The business rates are to be re-assessed
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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 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.

## 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	8,575	796.64
<b>Total</b>		<b>8,575</b>	<b>796.64</b>

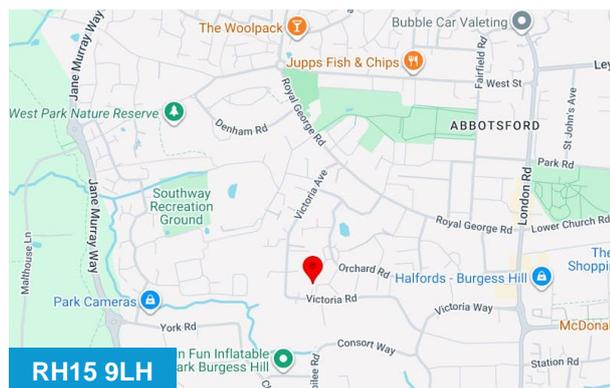
## Terms

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



## Viewing & Further Information



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In accordance with the Anti-Money Laundering Regulations, 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.





