

**TO LET**

**TWO-STOREY COMMERCIAL BUILDING  
AVAILABLE ON FLEXIBLE TERMS  
152.36 SQ M (1,640 SQ FT)**

**18 Albert Drive, Burgess Hill, RH15 9TN**



**CRICK  
MAY**

## Summary

<b>Available Size</b>	1,640 sq ft
<b>Rent</b>	£24,500 per annum exclusive
<b>Business Rates</b>	To be re-assessed as currently rated as a whole with the rear unit
<b>EPC Rating</b>	C (60)

## Description

The property comprises a two storey building in a prominent location fronting Albert Drive. The ground floor provides an entrance foyer leading to a corridor, off which are located three separate rooms, two of which interconnect. A staff area, kitchen and toilets are also accessed from the corridor.

The first floor is accessed from an internal staircase and provide a largely open plan area which is currently configured to provide portioned offices. This could be reconfigured to suit and occupiers needed if required.

The premises benefit from Gas Central Heating via wall mounted radiators, double glazing and a mix of carpet and carpet tiles throughout as well as separate male and female toilet facilities.

Parking for circa three cars is provided next to the property although if required further parking can be found on the unrestricted roads surrounding the premises. An electric car charging port has been installed on one of the external walls.

## Location

The premises are situated on Albert Drive within the South Western section of the Victoria Industrial Estate. The estate is positioned to the west of Burgess Hill town centre. The town has excellent road connections with access to the A23/M23 via the western ring road (A2300) nearby. Brighton is 11 miles to the south and Crawley/Gatwick 14 miles to the north.

Burgess Hill railway station is 1 mile to the east and provide direct regular services to Brighton, Gatwick Airport, Croydon and London.

## Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Total	731	67.91
First Floor Total	909	84.45
<b>Total</b>	<b>1,640</b>	<b>152.36</b>

## Specification

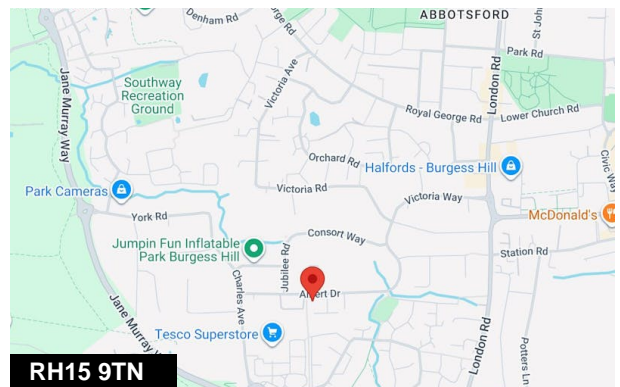
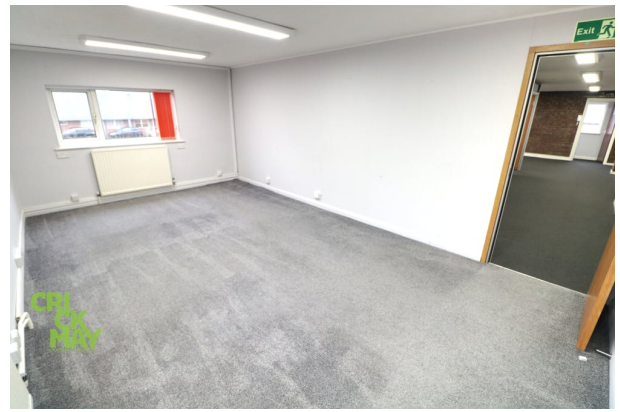
- Fitted kitchen
- 3 car parking spaces, with the estate roads providing further parking
- EV Chargepoint

## Lease

A new full repairing and insuring lease is available on flexible terms to be agreed.

## VAT

VAT may be applicable on the terms quoted.



## Viewing & Further Information



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