



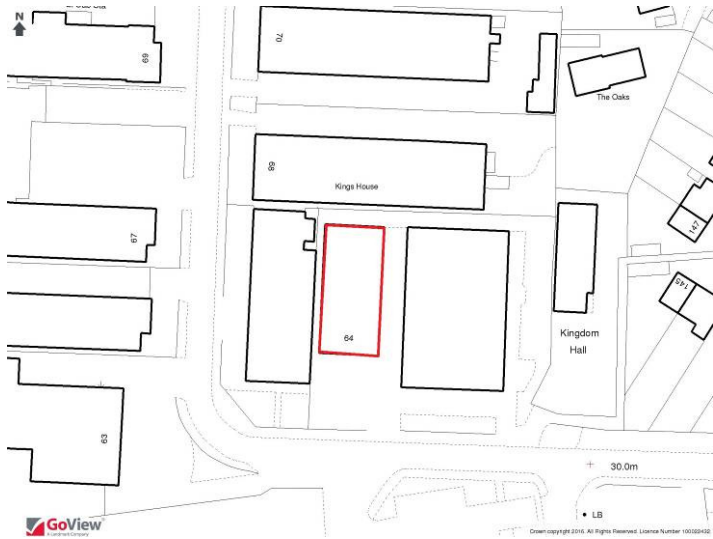
NBK HOUSE, 64A VICTORIA ROAD, BURGESS HILL, WEST SUSSEX, RH15 9LH

- **MODERN GROUND FLOOR OFFICE SUITE TO LET**
- **1260 SQ FT**
- **3-4 PARKING SPACES**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The offices are located about one mile west of Burgess Hill town centre and about 5 minutes walk from Burgess Hill mainline railway station. Victoria Business Park is conveniently situated for access to both the town centre and to the national road network, with the M23 junction being located about 3 miles to the east.



Description

The property comprises a modern two storey office building with a factory unit to the rear, built to a high standard.

The building benefits from:

- Air Conditioning
- Suspended ceilings with Cat 2 lighting
- Network cabling
- Open plan arrangements
- Car parking for 3-4 cars
- Mainline station and the motorway networks close by.

Accommodation

We have been advised by our client that the offices have the following floor areas:

Unit	Sq m	Sq ft
Unit B(GF)	117	1,260

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.

There is a service charge of £4.50 per square foot to cover all general maintenance, cleaning, water and electric in common areas. The tenant will be responsible for electricity, telephone/broadband and business rates.

Rent

£23,300 per annum exclusive.



Business Rates

The rateable value as advertised by GOV.UK is as follows:

Rateable value: £15,250
UBR (2024/2025) 49.9p in the £

We recommend that interested parties contact Horsham District Council to verify the rates payable.

VAT

We understand that VAT is NOT chargeable on the quoting terms.

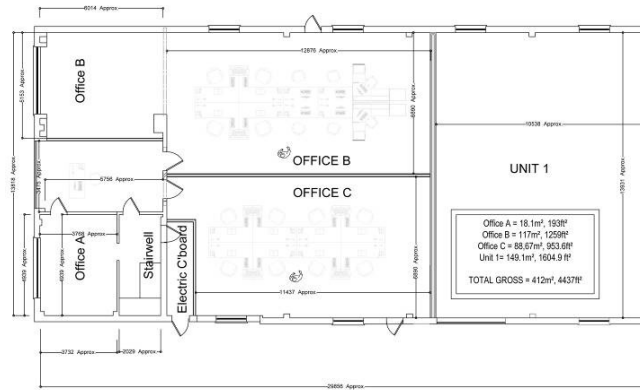
EPC Rating

The EPC rating is C 57.

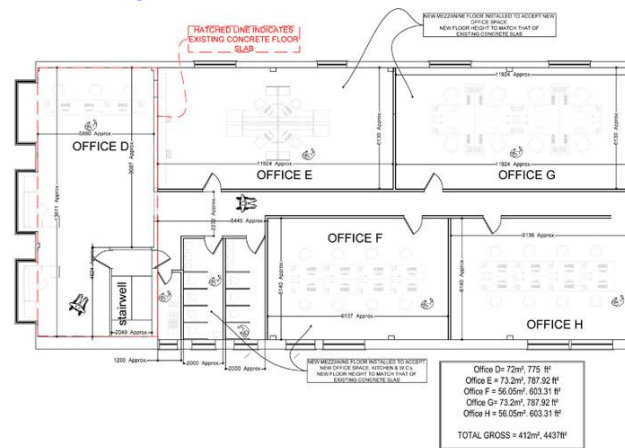
Legal Costs

Each party to be responsible for their own legal costs.

Ground floor plan



First floor plan



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH LETTING AGENTS

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