



UNIT 1, KINGS HOUSE, 68 VICTORIA ROAD, BURGESS HILL, WEST SUSSEX, RH15 9LH

- **INDUSTRIAL UNIT AVAILABLE TO LET**
- **2,500 SQ FT (232 SQ M)**
- **FLEXIBLE TERMS**

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

A two storey office building with the following amenities:

- Kitchen & WC facilities
- Internal office with A/C
- Roller shutter door
- Ample car parking
- Convenient access to mainline station and motorway networks

Suites	Sq ft	Rent	Parking
Unit 1	2,500	£30,000 pa	3 spaces

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 to cover all general maintenance, clearing, water, gas and electric in all areas. The tenant will be responsible for telephone/broadband and business rates.

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.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC Rating

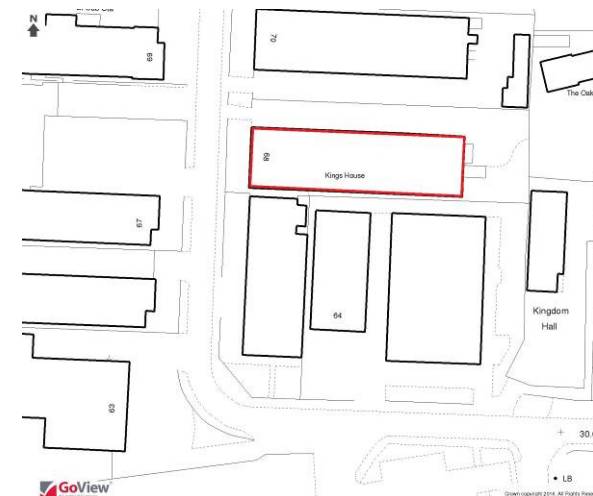
The EPC is D 95.

Business Rates

Business Rates 100% small business rates relief available, subject to the status of the tenant. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.



Location



STRICTLY BY APPOINTMENT WITH LETTING AGENTS

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