

**INDUSTRIAL UNIT with YARD / PARKING**  
**currently fitted for food production / distribution**  
**3,833 ft<sup>2</sup> / 356 m<sup>2</sup>**

**TO LET**



**53C VICTORIA ROAD**

**BURGESS HILL RH15 9LH**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Situated on the well known Victoria Business Park at Burgess Hill, with convenient access to the A23, town centre and railway station (London - Brighton). The location is well connected to the wider road network - Brighton 11 miles, Crawley 13.5 miles, Gatwick 21 miles. The business park accommodates numerous local and international manufacturing and distribution businesses. There is a Tesco superstore and Premier Inn hotel nearby.

## Description

The property comprises a single storey industrial unit forming the rear part of a larger building which fronts Victoria Road. The property has been fitted with cold rooms and food production areas by the former tenant but can revert to an open plan configuration to suit various industrial uses, subject to any necessary consents. Features include an eaves height of approximately 12' / 3.6m and a yard area providing parking and loading facilities. There are five additional parking spaces on the opposite side of Victoria Road.

<b>Ground Floor</b>	Production / warehouse area to include WCs	3,833 ft <sup>2</sup>	356 m <sup>2</sup>
<b>Exterior</b>	Yard area providing parking and loading facilities 5 additional parking spaces in Victoria Road		

## Terms

The property is **TO LET** for a term to be agreed and rental offers are invited in the region of **£40,000 per annum**, exclusive, subject to rent reviews at five yearly intervals. The rental is exclusive of VAT, business rates, service charge, building insurance premium and any other outgoings.

**Rateable Value** £29,500

**EPC Rating** to be re-assessed

Viewing by appointment with sole letting agent Graves Son & Pilcher LLP



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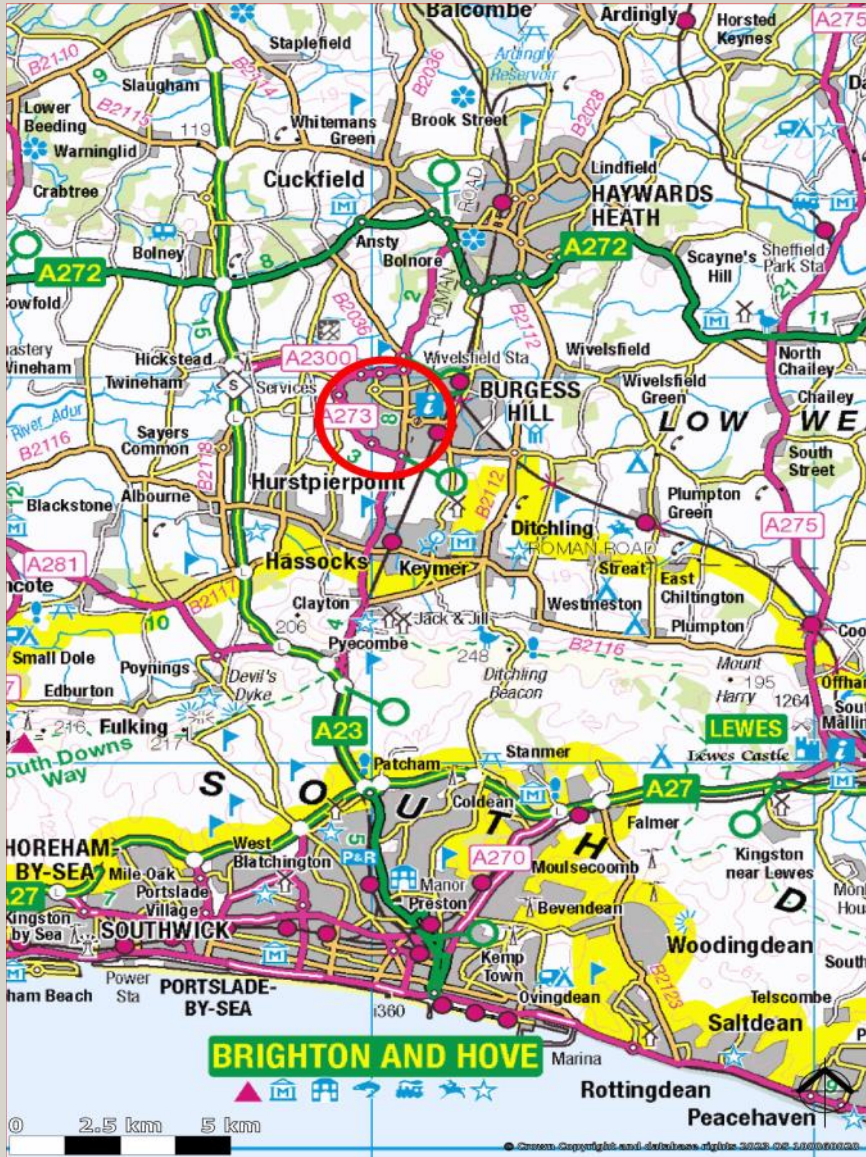
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amenities and services not tested  
measurements are approximate and gross internal

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