

VICTORIA BUSINESS PARK, BURGESS HILL

DETACHED INDUSTRIAL / WAREHOUSE BUILDING

9,626 sq ft / 894 sq m + mezzanine 3,532 sq ft / 328 sq m

TO LET - LOW RENTAL £50,000 pa ex



**White Over
& Company**

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64 VICTORIA ROAD

BURGESS HILL, RH15 9LR

Location

Situated on the well known Victoria Business Park at Burgess Hill, conveniently accessible to the town centre and A23, which in turn provides access to Brighton (11 miles), Crawley (13 miles), Gatwick (18 Miles) and the M25 (27 miles). Occupiers on the business park include Rockwell Collins UK, Roche Diagnostics, CAE UK, Edwards Vacuum, KLX Aerospace, Royal Mail, SSE, Tesco Superstore and Premier Inn with Beefeater restaurant.

Description

The premises comprise a detached industrial building that may suit a variety of industrial or warehouse uses (subject to any necessary consents). Features include forecourt parking and loading, a 3 phase electricity supply, ground floor offices and a mezzanine floor. The accommodation is arranged as follows:

ground floor	industrial / warehouse	7,672 sq ft / 713 sq m
	offices / WCs	1,954 sq ft / 181 sq m
		<hr/> 9,626 sq ft / 894 sq m
mezzanine	installed by previous occupier	3,532 sq ft / 328 sq m
TOTAL FLOOR AREA		13,158 sq ft / 1,222 sq m

Rateable Value: £46,750

amenities and services not tested

EPC Rating: **D** 76-100 **87** This is how energy efficient the building is.

measurements are approximate and gross internal

Terms

The premises are TO LET for a term to be agreed at a low commencing rental of £50,000 per annum, exclusive. The rental will be exclusive of VAT, business rates and a building insurance premium. There will be rent reviews at five yearly intervals.

Viewing: by strict appointment with joint letting agents - as below:



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