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23 Victoria Gardens, Burgess Hill, West Sussex RH15 9NB  
TO LET - INDUSTRIAL UNIT WITH S/C YARD 8,340 SQ FT (774.85 SQ M)

# LOCATION



The property is situated on the north side of Victoria Way at the eastern end on the established Victoria Industrial Estate where occupiers include a wide range of Global, National, Regional and local businesses.

Burgess Hill is strategically located on the A23 corridor between Brighton (10 miles), Crawley (13 miles) and Gatwick Airport (16 miles). The A23/M23 are easily accessible via the A2300 link road (recently subject to major improvement).

The property is within a short walk to Burgess Hill town centre and mainline railway station which provides direct services to London Victoria (53 minutes), London Bridge (51 minutes), Gatwick Airport (18 minutes) and Brighton (11 minutes).

## Description

The property (formerly used as a joinery workshop, offices and stores) comprises a refurbished detached, single storey industrial/workshop with ancillary offices. The building is set within a self-contained site, providing external storage and ample parking etc.

## Key Features

- New lease
- Self-contained site with forecourt parking
- Rear access to Victoria Close
- Forecourt parking
- New 3 phase supply
- Gas supply
- New overclad insulated roof to industrial area

## Accommodation

The gross internal floor area is **8,340 sq ft (774.85 m<sup>2</sup>)**. The site area extends to approximately **0.48 acres** and includes a driveway (approximately 3.7m x 30.0m) to the rear of the site providing full and unrestricted rights of access from Victoria Close.

**NB:** The next door industrial/warehouse unit (21 Victoria Gardens) extending to 9,275 sq ft (861.66 sqm) with secure yard is in the same ownership and also available to let. Details on application.

## Lease

The property is available on a new full repairing and insuring lease for a term to be agreed. (Details on application).

## Rent

£102,500 per annum exclusive

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that interested parties satisfy themselves in this regard.

## EPC

Rating C - 74

## Business Rates

Rateable Value: £54,000  
Rates Payable: £30,564 (2024/25)

Interested parties are advised to contact Mid Sussex District Council  
Tel: 01444 477564 or [www.midsussex.gov.uk](http://www.midsussex.gov.uk) to verify this information.

## VAT

VAT will be applicable.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
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