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Unit 1 Sovereign Centre, Victoria Road, Burgess Hill,  
West Sussex RH15 9LR

TO LET: PROMINENT FACTORY/OFFICES ON NEW LEASE - 6,800 SQ FT APPROX

# LOCATION



The premises are located in Victoria Road not far from the junction with Victoria Way. The A23/M23 is approximately three miles to the west.

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 has a prominent road frontage to Victoria Road and comprises excellent first floor offices with ground floor reception and factory area. The whole building is in good condition.

## Key Features

- New insulated roof erected 2000
- 18 car spaces
- New gas fired boiler for offices 2016
- 3 phase power
- Two loading doors
- LED lighting
- 24 hours access
- Compressor

## Accommodation

Ground Floor Reception/Factory - 5,000 sq ft approx

First Floor - 1,800 sq ft approx

**TOTAL: 6,800 sq ft approx**

## Planning

It is understood that the premises benefit from Class E 'Commercial Business and Service' use with the Use Classes Order 2020.

Interested parties should make their own planning enquiries and

satisfy themselves in this regard.

## Lease

A new full repairing and insuring lease for a term of 10 years with an upward only rent review at the end of the fifth year. The lease to be outside the Provisions of the Landlord & Tenant Act 1954.

## Rent

£75,000 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 any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating C - 63

## Business Rates

Rateable Value: £13,000

## VAT

VAT will be payable on the terms quoted.



## Legal Fees

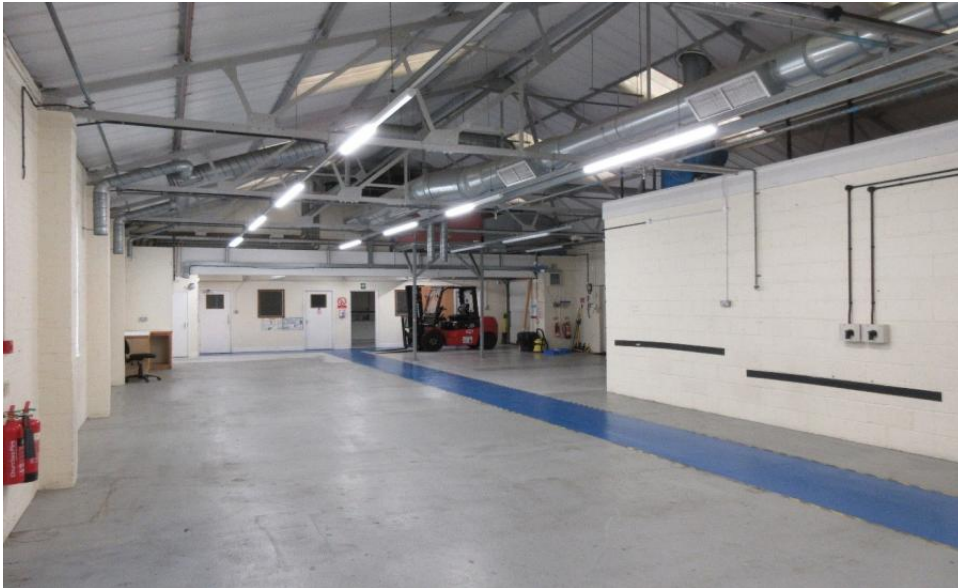
Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through Agents Graves Jenkins.









GET IN TOUCH  
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