



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

- **A TWO STOREY MODERN OFFICE BUILDING**
- **OFFICE SUITES- APPROX 800 SQ FT & 255 SQ FT**
- **AMPLE PARKING**

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
- Suspended ceiling with Cat 2 lighting
- Ample car parking
- Convenient access to mainline station and motorway networks

Suites	Sq ft	Monthly licence fee	Parking
Suite H	800	£1,110	4 spaces
Suite I	255	£350	1 space

Terms

Flexible terms available with the option of either a 10 year lease with a 5 year rent review, 5 year lease with a 3 year rent review or a 1 year license. The property is available to rent on an inclusive basis and the tenant will only be responsible for telephone and rates. There is a small service charge of £1.54 per square foot for maintenance of the communal areas.

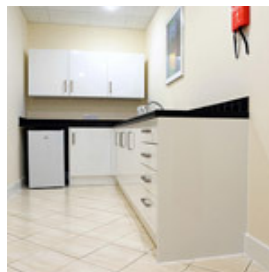
Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract 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

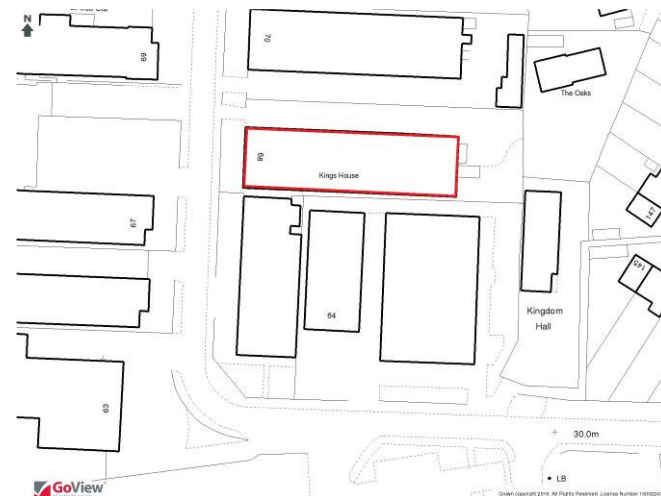
Each party is to be responsible for their own legal costs.

EPC Rating

The EPC is D 95.



Location



STRICTLY BY APPOINTMENT WITH LETTING AGENTS

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