



44 VICTORIA ROAD, BURGESS HILL, WEST SUSSEX, RH15 LR

- **FACTORY / OFFICES**
- **FOR SALE FREEHOLD / OR TO LET ON A NEW LEASE**
- **4,800 SQ FT (445.93 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated in a small cul-de-sac off Victoria Road with its junction with Victoria Way about 1 mile to the west of Burgess Hill Town Centre.

Description

The property comprises a semi-detached brick built factory with first floor offices.

Key Features:

- New Steel Insulated Roof
- New Felt First Floor Office Roof
- 3 Phase Power/New Electrics
- Steel Loading Door
- CCTV/Fully Alarmed
- Electric Heaters
- Room to Extend Subject to Planning
- Ample Car Parking
- Gas Fired Boiler

Floor Areas

The property has the following approximate gross internal floor area:

Floor	Sq m	Sq ft
Ground floor	353.03m ²	3,800 sq ft
First Floor Office	92.90 m ²	1000 sq ft
Total	445.93m ²	4,800 sq ft

Lease

For a term of 5 years or longer. The lease to be full repairing and insuring, outside the Provisions of the Landlord & Tenant Act 1954.

Rent

£40,000 per annum

Price

£575,000 for the freehold interest.

VAT

VAT will be chargeable on the terms quoted.

Rates

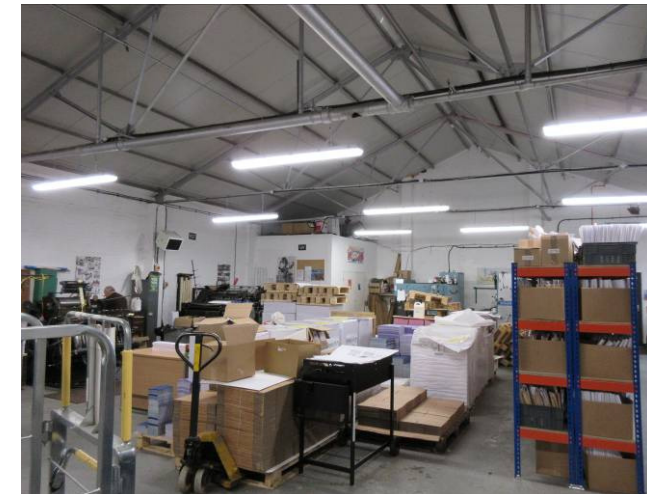
We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £12,120 based on the rateable value of £25,250)

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

EPC Rating

The property has a rating of 90 (D).



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.

STRICTLY BY APPOINTMENT WITH AGENTS

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