



**UNIT 4, KBF HOUSE, 55 VICTORIA ROAD, BURGESS HILL, WEST SUSSEX,  
RH15 9LH**

- **INDUSTRIAL UNIT TO LET**
- **1,350 SQ FT**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The premises 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

The property comprises 13 office suites in a modern three storey building with 7 factory units to the rear. The offices have been built to a high standard with the following amenities:

- Kitchen & WC facilities
- Network cabling
- Ample car parking
- Convenient access to mainline station and motorway networks

## Accommodation

Our client has advised the following floor areas:

Suites	Sq m	Sq ft
Unit 4	125.41	1,350

We understand the unit has a small mezzanine area in addition to the quoted floor area.

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.

## Terms

The property is available to rent at £12,000 per annum.

## VAT

VAT will not be payable.

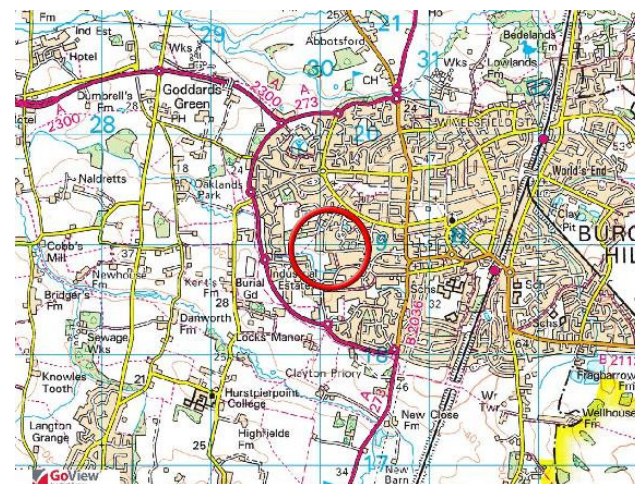
## Legal Costs

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

## EPC Rating

The EPC is available on request.

## Location



**STRICTLY BY APPOINTMENT WITH LETTING AGENTS**

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