



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

- **OFFICE SUITES C & E TO LET ON FLEXIBLE TERMS**
- **AMPLE PARKING**
- **GROUND FLOOR SUITES – 500 SQ FT TO 1,000 SQ FT**

**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

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
- Air Conditioning
- Suspended ceiling with Cat 2 lighting
- Network cabling
- Lift
- Ample car parking
- Convenient access to mainline station and motorway networks

## Accommodation

Suites	Sq ft	Per Annum	Parking
Suite C (Ground Floor)	500 sq ft	£8400 + VAT	2 spaces
Suite E (Ground Floor)	1000 sq ft	£16,800+ VAT	4 spaces

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

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 of service charge and the tenant will be responsible electricity, telephone and business rates.



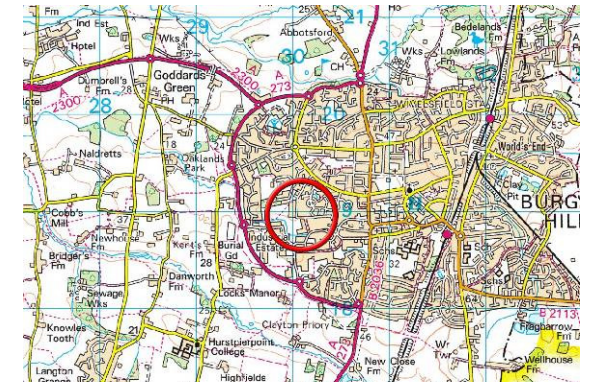
## Legal Costs

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

## EPC Rating

The EPC rating is B (41).

## Location



## STRICTLY BY APPOINTMENT WITH LETTING AGENTS

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