



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

- **OFFICE SUITES TO LET ON FLEXIBLE TERMS**
- **AMPLE PARKING**
- **SUITES FROM 200 SQ FT – 1500 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 Month	Parking
Suite D (Ground)	200 sq ft	£350+ VAT	1 space
Suites A, B & C (ground)	1500 sq ft	£2,100 + VAT	6 spaces

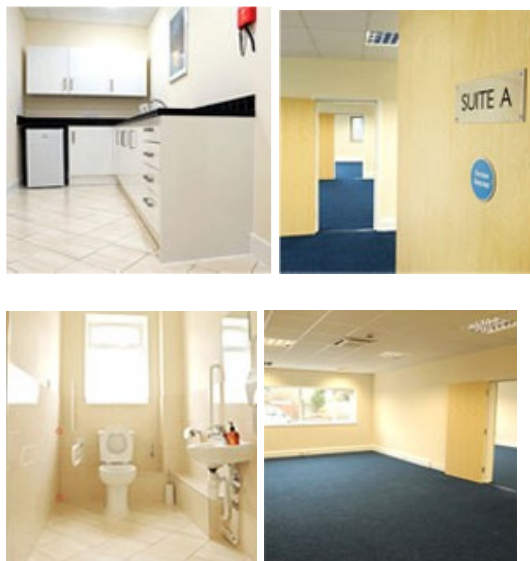
Suites A, B & C are connected by hotel style connecting doors to allow a tenant to rent all three suites or possibly a suite of 1,000 sq ft.

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

Accommodation is available on a flexible basis and can be taken on a new lease(s), or a licence(s) on terms to be agreed.

There is a service charge of £1.36 per square foot to cover all general maintenance, cleaning, water and electric in common areas. The tenant will be responsible for electricity, telephone/broadband and business rates.



Business Rates

Business Rates 100% small business rates relief available, subject to the status of the tenant. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

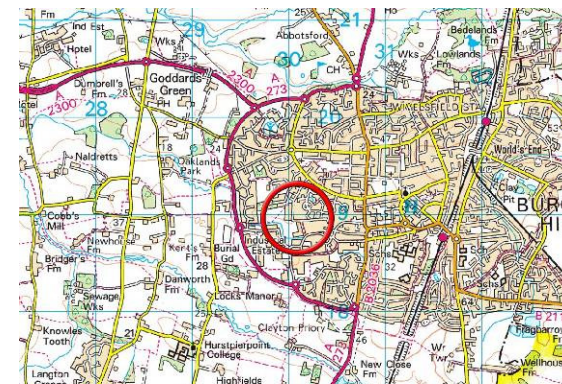
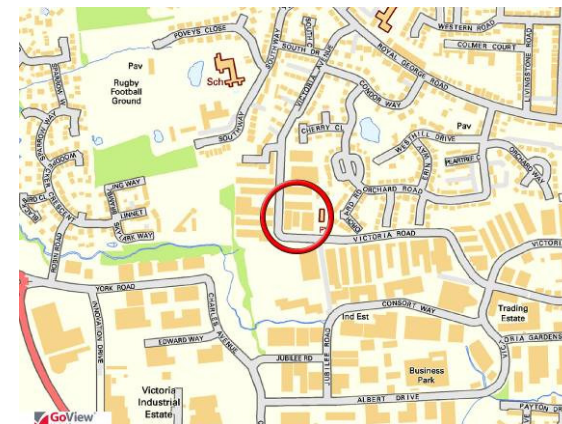
Legal Costs

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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