



**UNIT 5, KBF HOUSE, 55 VICTORIA ROAD, BURGESS HILL, WEST SUSSEX, RH15 9LH**

- **INDUSTRIAL BUILDING TO LET WITH OFFICES**
- **WITH FRONT YARD / PARKING AREA**
- **3,300 SQ FT (306.58 SQ M)**

**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 an industrial unit with internal offices as follows:

- WC facilities
- Roller shutter door
- Convenient access to mainline station and motorway networks
- Parking for at least 5 vehicles and yard could be fenced to provide a secure yard.
- Air conditional Internal offices

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.

## Accommodation

Our client has advised the following floor areas:

Suites	Sq m	Sq ft
Unit 5	306.58	3300

## Terms

The property is available to rent at £36,300 per annum.

## VAT

VAT will not be payable on the rent.

## Service Charge

Service charge details upon application.

## Legal Costs

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

## EPC Rating

The unit has an EPC rating of 95 (D). Certificate available upon request.



**STRICTLY BY APPOINTMENT WITH LETTING AGENTS**

**TIM SHEPHERD**

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