



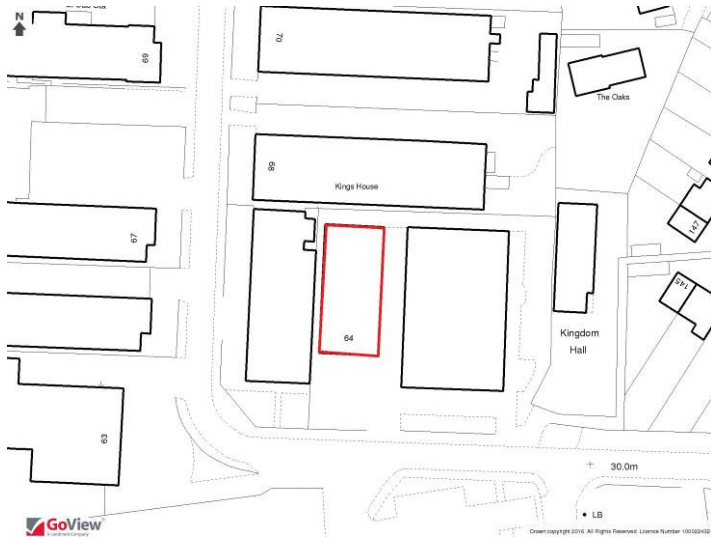
UNIT 1 NBK HOUSE, 64A VICTORIA ROAD, BURGESS HILL, WEST SUSSEX, RH15 9LH

- **MODERN INDUSTRIAL UNIT TO LET**
- **1,605 SQ FT (153.29 SQ M)**
- **FLEXIBLE TERMS**

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 a modern two storey office building with a factory unit to the rear, built to a high standard.

The building benefits from:

- Air Conditioning
- Suspended ceilings with Cat 2 lighting
- Network cabling
- Open plan arrangements
- Car parking for two vehicles
- Mainline station and the motorway networks close by.

Accommodation

We have been advised by our client that the unit has the following floor area:

| Unit | Sq m | Sq ft |
|--------|--------|-------|
| Unit 1 | 153.29 | 1605 |



Terms

The property is available to rent on an exclusive basis. The tenant will be responsible for their electric bill, telephone, rates and their share of the building insurance.

Rent

£17,650 per annum exclusive

Business Rates

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

Rateable value: £14,000
UBR (2023/2024) 49.9 p in the £

Small business rates relief maybe applicable to these premises. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

VAT

We understand that VAT is NOT chargeable on the quoting terms.

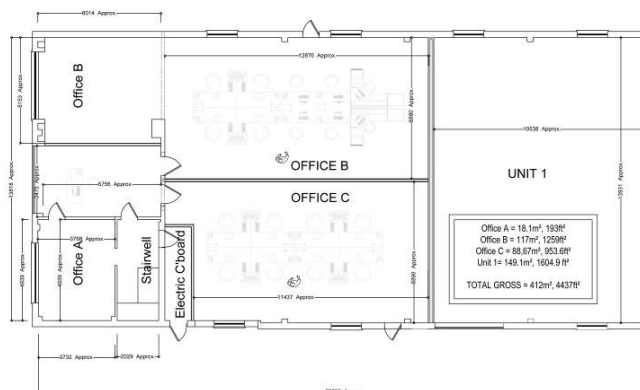
EPC Rating

The EPC rating is C 57.

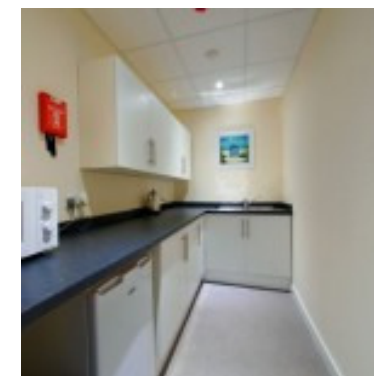
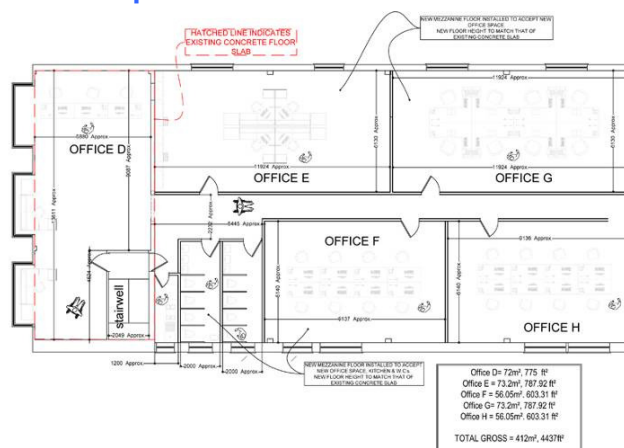
Legal Costs

Each party to be responsible for their own legal costs.

Ground floor plan



First floor plan



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 LETTING AGENTS

TIM SHEPHERD
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