



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

- **GROUND FLOOR OFFICE SUITE TO LET**
- **ON FLEXIBLE TERMS**
- **FOUR PARKING SPACES**



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:

- Shared 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 F	1000 sq ft	£18,500 plus VAT	2 spaces

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 £3 per square foot per annum to cover all general maintenance, cleaning, water and electric in common areas. The tenant will be responsible for electricity, telephone/broadband and business rates.



EPC Rating

The EPC rating is B (41).

Business Rates

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

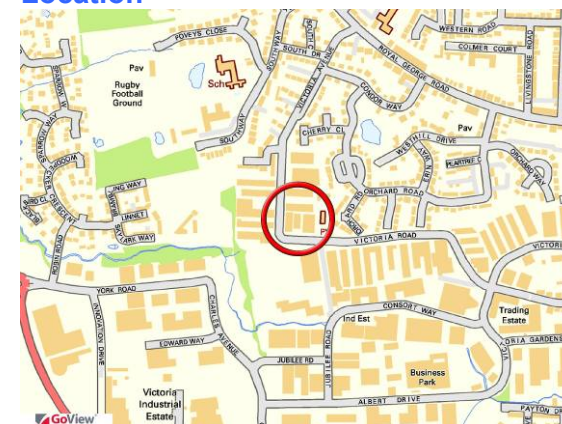
Rateable value: £12,500
UBR (2022/2023) 49.9p in the £

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.

Location



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

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