



# KBF House, 55 Victoria Road, Suite F, Burgess Hill, West Sussex, RH15 9LH

GROUND FLOOR OFFICE SUITE TO LET  
1,000 SQ FT (92.9 SQ M)

# KBF HOUSE, 55 VICTORIA ROAD, SUITE F, BURGESS HILL, WEST SUSSEX, RH15 9LH

## 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
- 2 Car Parking Spaces
- Convenient access to mainline station and motorway networks

## Accommodation

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

	Sq Ft	Sq M
Suite F	1,000	92.9
<b>TOTAL</b>	<b>1,000</b>	<b>92.9</b>

## Rent

£18,500 Per Annum

## Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £12,500 rising to £16,000 on 1st April 2026. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

## Service Charge

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

## VAT

VAT is applicable on the terms quoted

## Legal Costs

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

## AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

## Viewing

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