



Kings House, 68 Victoria Road, Burgess Hill, West Sussex, RH15 9LH

TWO MODERN OFFICE SUITES TO LET- SUITE I (300 SQ FT) & SUITE F (500 SQ FT)

300 - 800 SQ FT (27.87 - 74.32 SQ M)



KINGS HOUSE, 68 VICTORIA ROAD, 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

A two storey office building with the following amenities:

- Kitchen & WC facilities
- Suspended ceiling with Cat 2 lighting
- Ample car parking - 2 Spaces for Suite F and 1 space allocated for Suite I
- Convenient access to mainline station and motorway networks

Accommodation

	Sq Ft	Sq M
Suite I	300	27.87
Suite F	500	46.45
TOTAL	800	74.32

Rent

Suite I- £4625 plus VAT (per annum)

Suite F- £9250 plus VAT (per Annum)

Business Rates

100% small business rates may be available, subject to the status of the tenant. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

Service Charge

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 £4.50 per square + VAT to cover all general maintenance, clearing, water, gas and electric in all areas. The tenant will be responsible for telephone/broadband and business rates.

VAT

VAT is applicable on the terms quoted

EPC Rating

The unit has an EPC rating of 95 (D). A copy of the EPC is available upon request.

Legal Costs

Each party 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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