



**NBK House, 64a Victoria Road, Burgess Hill, West  
Sussex, RH15 9LH**

**MODERN FIRST FLOOR OFFICE SUITE TO LET (SUITE D)  
800 SQ FT (74.32 SQ M)**



## NBK HOUSE, 64A 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

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:

- 2 Car Parking Spaces
- Air Conditioning
- Suspended ceilings with Cat 2 lighting
- Network cabling
- Open plan arrangements
- Mainline station and motorway networks close by
- Shared Kitchen & WC Facilities

### Accommodation

Ground Floor Office Suite

	Sq Ft	Sq M
Suite D	800	74.32
<b>TOTAL</b>	<b>800</b>	<b>74.32</b>

### Rent

£14800 per annum

### Business Rates

According to the VOA (Valuation Office Agency), the property will have a new rateable value of £14,500 from the 1st April 2026. The current rateable value is £10,000. Small business rates relief may be available.

### 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 foot 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 not applicable on the terms quoted

### EPC Rating

The premises has a rating of C ( 57 ). EPC certificate available on 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

**Tim Shepherd**

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