



**Suite E KBF House, 55 Victoria Road, Burgess Hill,  
West Sussex, RH15 9LH**

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



## SUITE E KBF HOUSE, 55 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 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:

- 4 Car Parking Spaces - Suite E
- Air conditioning
- Suspended ceiling with Cat 2 lighting
- Network cabling
- Internal glass partitioned office
- Shared kitchen & WC facilities
- 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 E	1,000	92.9
<b>TOTAL</b>	<b>1,000</b>	<b>92.9</b>

### Rent

£1540 per month plus VAT

### 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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