



**Unit 2 KBF House, 55 Victoria Road, Burgess Hill, West  
Sussex, RH15 9LH**

**WAREHOUSE/ INDUSTRIAL UNIT  
2,500 SQ FT (232.25 SQ M)**



## UNIT 2 KBF HOUSE, 55 VICTORIA ROAD, BURGESS HILL, WEST SUSSEX, RH15 9LH

### Location

The premises 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 an industrial unit with the following amenities:

- Roller Shutter door
- 3 allocated parking spaces
- WC facilities
- Convenient access to mainline station and motorway networks

### Accommodation

	Sq Ft	Sq M
Unit 2	2,500	232.25
<b>TOTAL</b>	<b>2,500</b>	<b>232.25</b>

### Rent

£2625 per month plus VAT

### Business Rates

The business rates are to be reassessed.

### VAT

VAT is applicable on the terms quoted

### EPC Rating

The premises has a rating of C ( 72 ). EPC certificate available on request.

### 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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