

SHW

MAKING PROPERTY WORK

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TO LET (MAY SELL)

PRELIMINARY DETAILS – 17,238 SQ FT (1,601 SQ M) ON 0.71 ACRE

WAREHOUSE / TRADE / INDUSTRIAL UNIT

18 Victoria Way, Burgess Hill, West Sussex, RH15 9NF

Rent | £12.50 psf **Price On Application** **20 July 2026**

LOCATION

- Situated on Victoria Way, Burgess Hill RH15, within the established Victoria Business Park/Industrial Estate
- Approximately:
  - 1 mile to Burgess Hill town centre & railway station
  - 3 miles to A23 (linking to M23/M25)
  - Gatwick Airport – 20 mins drive
- Strong rail links to London Victoria, London Bridge, Gatwick Airport & Brighton
- Surrounding occupiers include Boxx Storage, Freeway Tools & Fixings, Travis Perkins, Wickes, Johnsons Insulation Supplies, Storage Land, Halfords

DESCRIPTION

- Industrial / Trade / Warehouse unit within a well-established employment location
- Configured to provide::
  - Ground floor warehouse & trade space
  - Ancillary office accommodation
- Suitable for a range of uses including:
  - Trade counter
  - Industrial / workshop / manufacturing
  - Warehouse / distribution
  - Self storage

SPECIFICATION / AMENITITES

- 3-phase power supply
- 3 x roller shutter loading door(s)
- On-site car parking / secure yard
- Ground floor warehouse with ancillary offices
- WC and kitchenette facilities
- Minimum eaves height circa. 3.3m (4.48m MAX)
- Gas supply (in some units)

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
GF (Front) Warehouse & Trade Counter	8,818	819.24
1F (Front) Offices	1,333	123.80
GF (Rear) Warehouse	4,861	451.64
1F (Rear) Offices	2,226	206.80
TOTAL	**17,238**	**1,601.48**

TERMS

The unit is available on a new lease on terms to agreed

RENT

£12.50 per sq ft

PRICE

On application

RATEABLE VALUE

£129,000 (FROM APRIL 2026)

VAT

VAT will be charged on the terms quoted

LEGAL COSTS

Each party to be responsible for their own legal fees

EPC

An EPC is being prepared and will be available shortly.





VIEWINGS –

Tim Hardwicke **t:** 01293 441 305 **e:** thardwicke@shw.co.uk

Charlie Patey-Johns **t:** 01293 441 335 **e:** cpatey-johns@shw.co.uk

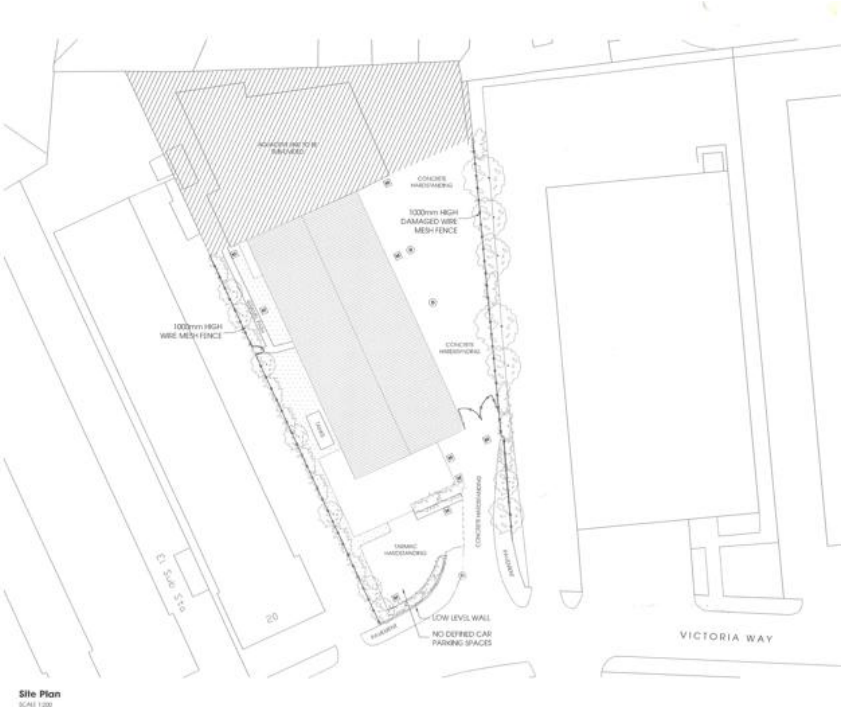
David Martin **t:** 01293 441 305 **e:** dmartin@shw.co.uk

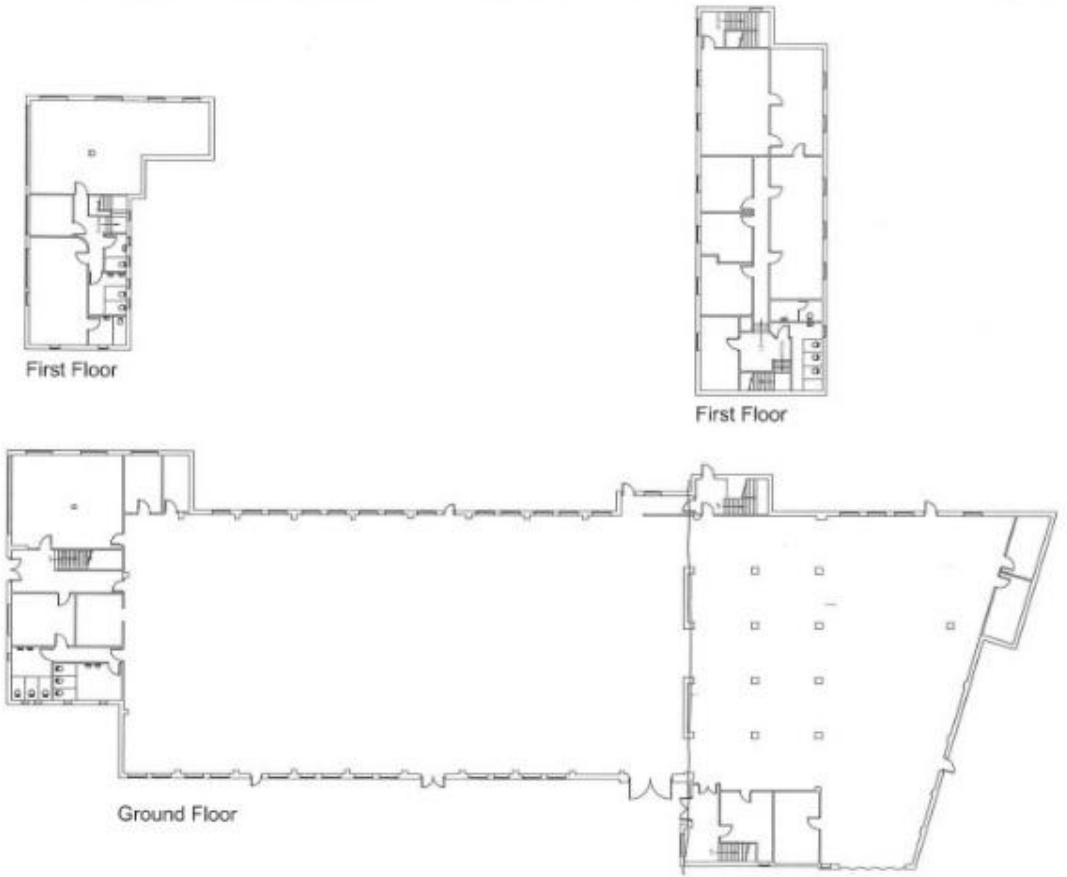
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