TO LET

Prime Industrial / Warehouse Unit

59 VICTORIA RD
BURGESS HILL

WEST SUSSEX,
RH15 9LH

29,829 Sq Ft
2,771 Sq M



HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk

59 VICTORIA ROAD **BURGESS HILL**
West Sussex, RH15 9LH

PROPERTY DETAILS

SCHEDULE OF ACCOMMODATION	Sq Ft	Sq M
Warehouse	23,049	2,141
1st Floor Office	3390	315
2nd Floor Office	3390	315
TOTAL	**29,829**	**2,771**

59 Victoria Road comprises a detached, modern steel portal frame warehouse unit. Prominently positioned on the established Victoria Business Park in Burgess Hill, the property offers an excellent headquarters opportunity for occupiers seeking a well located and versatile logistics or industrial facility capable of serving a wide range of markets. It benefits from:

- High quality air conditioned ancillary office accommodation
- Dedicated yard space with potential to expand to provide up to 30m depth (subject to occupier requirements and consents)
- 10.0m minimum eaves height
- Surface level and dock level loading

10.0M
MIN EAVES HEIGHT 10.0M

4 LOADING DOORS

DETACHED UNIT WITH 61 PARKING SPACES

360°
360 DEGREE CIRCULATION

HIGH QUALITY ANCILLARY OFFICES



PROPERTY
LOCATION

Burgess Hill occupies a strategic position along the A23 corridor, with direct access via the A2300, providing excellent northbound connectivity to London (approximately 40 miles) and Gatwick Airport (approximately 16 miles), and southbound access to Brighton (approximately 10 miles) and the A27.

The town is well served by mainline rail services, offering frequent connections to London Victoria, Gatwick Airport, and Brighton.

Victoria Industrial Estate is home to a number of established and notable occupiers, including Boeing, CAE UK, and Royal Mail. A Tesco superstore is located within walking distance of the property, with further retail and amenity provision available in Burgess Hill town centre.

A23:	**3 miles / 5 minutes**
M23:	**11 miles / 15 minutes**
M25:	**26 miles / 30 minutes**

SAT NAV: RH15 9LH
what3words///rise.rooms.surpasses



FURTHER INFORMATION

RENT: Price upon application.

VAT: All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

RATEABLE VALUE: £370,000.

LEGAL COSTS: Each party is to be responsible for their own legal costs incurred in any transaction.

EPC: The property currently has an EPC rating of C. Planned improvement works are expected to enhance its energy efficiency, with the aim of achieving an EPC rating of B.



CONNECTIONS

	Miles	Time
A272	4	8 mins
A23	5	8 mins
BRIGHTON	10	25 mins
CRAWLEY	13	20 mins
LONDON (M25)	25	27 mins
PORTSMOUTH DOCKS	55	90 mins

CONTACT:

SHW

Charlie Patey-Johns
07943 594313
cpatey-johns@shw.co.uk

Tim Hardwicke
07989 420989
thardwicke@shw.co.uk

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

Chelsea Adams
07551 805277
01903 777782
leasing@hprop.co.uk

Misrepresentation Act: Hargreaves and their agents give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the Hargreaves or their agents has any authority to make any representation or warranty whatsoever in relation to this property. July 2026.
Brochure by Virtualoom.

OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast.

As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

OWNED AND MANAGED BY:

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

Rustington House, Worthing Road, Rustington, West Sussex, BN16 3PS

hargreaves.co.uk

