

SHW

MAKING PROPERTY WORK

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TO LET

INDUSTRIAL AND WAREHOUSE – 9,611 SQ FT (892.87 SQ M)

67 Victoria Road, Burgess Hill, RH15 9LH

DESCRIPTION
67 Victoria Road is a low site density, self-contained, steel portal warehouse with ancillary office accommodation. The unit benefits from a large yard to the side of the unit and a surface level loading door. There are security cameras installed around unit which will remain in situ for an incoming occupier.

LOCATION
The property sits in the commercial zone of Victoria Road. Local occupiers include DPD, Consort Frozen Foods and Alexander Rose Furniture. Burgess Hill Town Centre is approximately 1 mile away. The A2300 is a 4 minute drive to the north and provides direct dual carriageway access onto the A23 (1.9 miles to the west), which connects with Brighton (Southbound) and Crawley and the M25 (Northbound).

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	8,116	753.98
Office	1,495	138.89
TOTAL	**9,611**	**892.87**

RENT
£90,343 PAX

AMENITIES / OPPORTUNITY
- Large yard area
- 3.9m eaves height
- Security system installed
- Surface level loading door
- 3-phase power
- Self-contained unit

TENURE
Assignment of the lease expiring on 28th September 2034 with tenant-only break options on the 28th September 2027 and 28th September 2030. A new lease direct with the landlord may be considered on terms to be agreed.

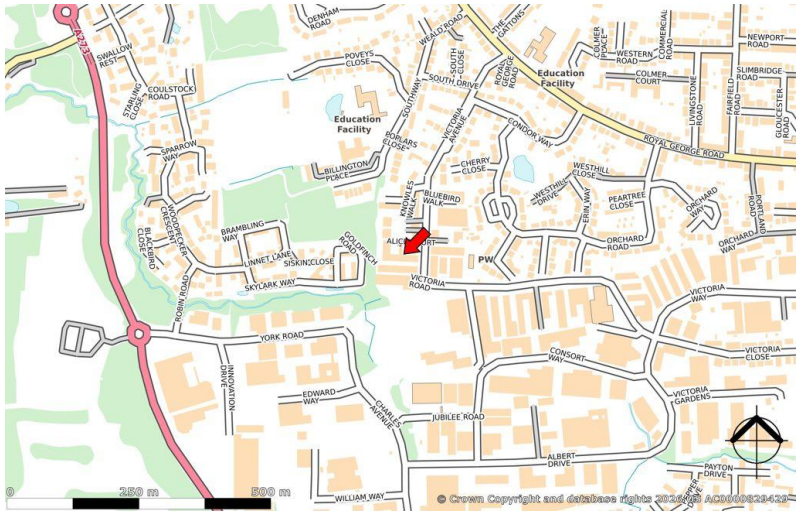
RATES
We have been verbally informed by the local authority that the premises has a rateable value of £78,500.

VAT
VAT will be charged on the quoting terms.

LEGAL COSTS
Each party to be responsible for their own legal costs.

EPC
51-75 C

70 C











VIEWINGS – 01293 441300

Tim Hardwicke **t:** 07989 420 989 **e:** thardwicke@shw.co.uk

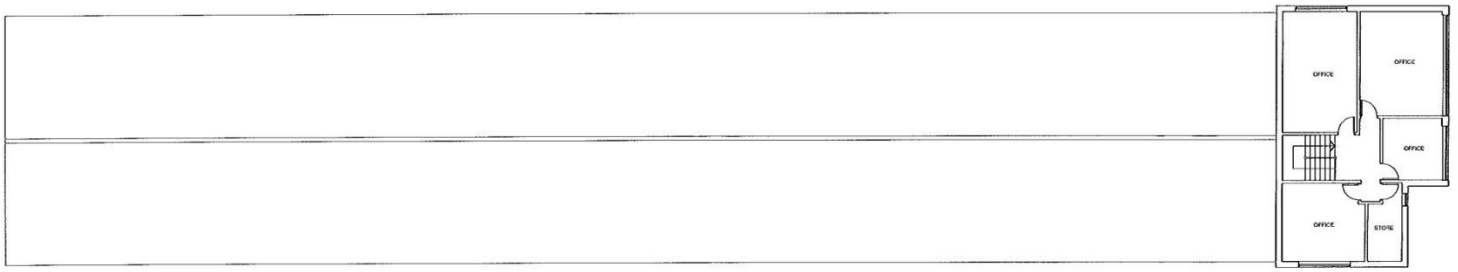
Lewis Austin **t:** 07918 790 978 **e:** laustin@shw.co.uk

SHW Property

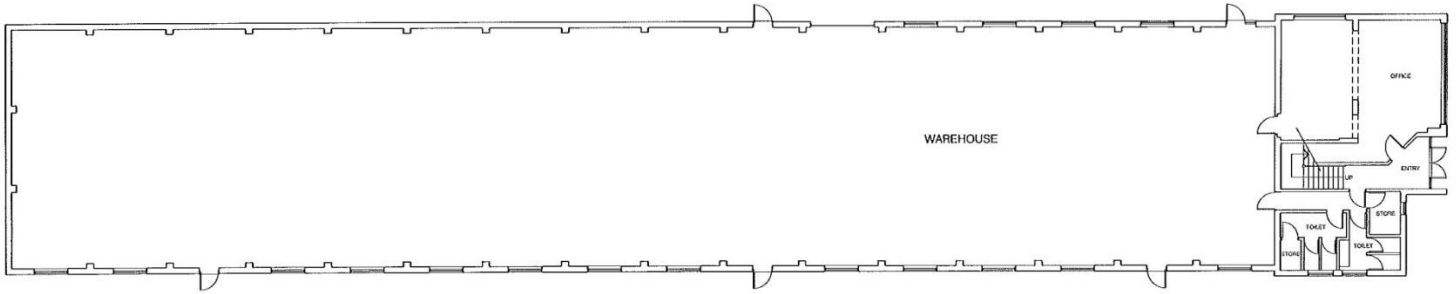
SHW Property

MAKING PROPERTY WORK

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FIRST FLOOR PLAN (Existing)
Scale: 1:100



GROUND FLOOR PLAN (Existing)
Scale: 1:100

N

0 5 10 20 30 40
Scale: 1:100

REV	DESCRIPTION	DATE
	REVISION	

67 Victoria Road
Burgess Hill West Sussex

EXISTING FLOOR PLANS

job no.	drawing no.	rev.
VR - BH	103	-
scale	drawn	date
1:100 @ A1	CB	07.07.14

Hargreaves

Rustington House, Worthing Road, Rustington, West Sussex, BN16 3PS
Tel No: (01903) 777777 Fax No: (01903) 777700

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