

INDUSTRIAL UNIT WITH OFFICES - FOR SALE

Circa 24,000 sq. ft (2,229.65 sq. m)



63 Victoria Road, Burgess Hill, West Sussex RH15 9LN

- Rare freehold opportunity
- Available with vacant possession
- Ample car parking spaces
- Situated in an established trading estate with close proximity to A23
- Potential residential development (STP)
- Three phase power

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LOCATION

Burgess Hill is located close to the border between East and West Sussex, 10 miles north of Brighton and 19 miles South of Gatwick Airport. The town has a population of approximately 30,000 and is served by regular rail services to London Bridge/Victoria/Brighton. Burgess Hill is home to four large business parks housing nearly 200 companies across the 'Burgess Hill Business Park'. 63 Victoria Road is prominently located in the Victoria Industrial Estate. The property has excellent access to the A23 which provides road links to Brighton and London/Gatwick via the M23/M25.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: RH15 9LN.

DESCRIPTION

The property is of steel portal frame construction with an exterior metal cladding system. The warehouse area on the ground floor has an electric roller shutter doors, concrete floor, roller shutter doors and excellent parking provisions. The first floor to the front of the building mirrors the ground floor and boasts additional office and a warehouse space. There are WCs and kitchen facilities on the first floor as well. To the rear of the site there are two further warehouses which are self-contained with part being let as offices to the first and mezzanine floor.

The property is being offered with vacant possession.

BUSINESS RATES

The Rateable Value is to be confirmed.



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PRICE

Price on application.

ACCOMMODATION (GIA)

The accommodation extends to circa 24,000 sq ft of space.

TENURE

The property is available to purchase on a freehold basis.

VAT

We understand the property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

The EPCs for the property range from B to D, dependent on areas - more information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole agent, Oakley Property.

CONTACT



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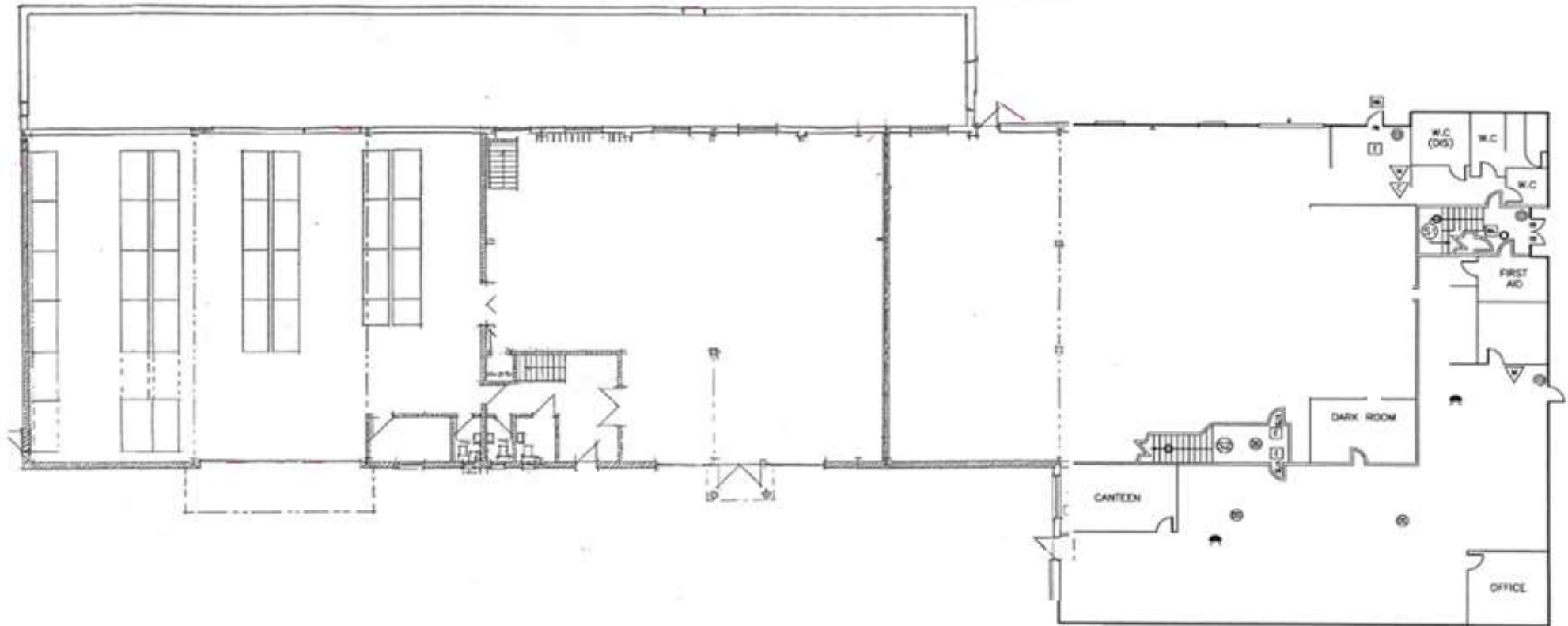
Main switchboard: 01273 688 882



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Ground floor - not to scale



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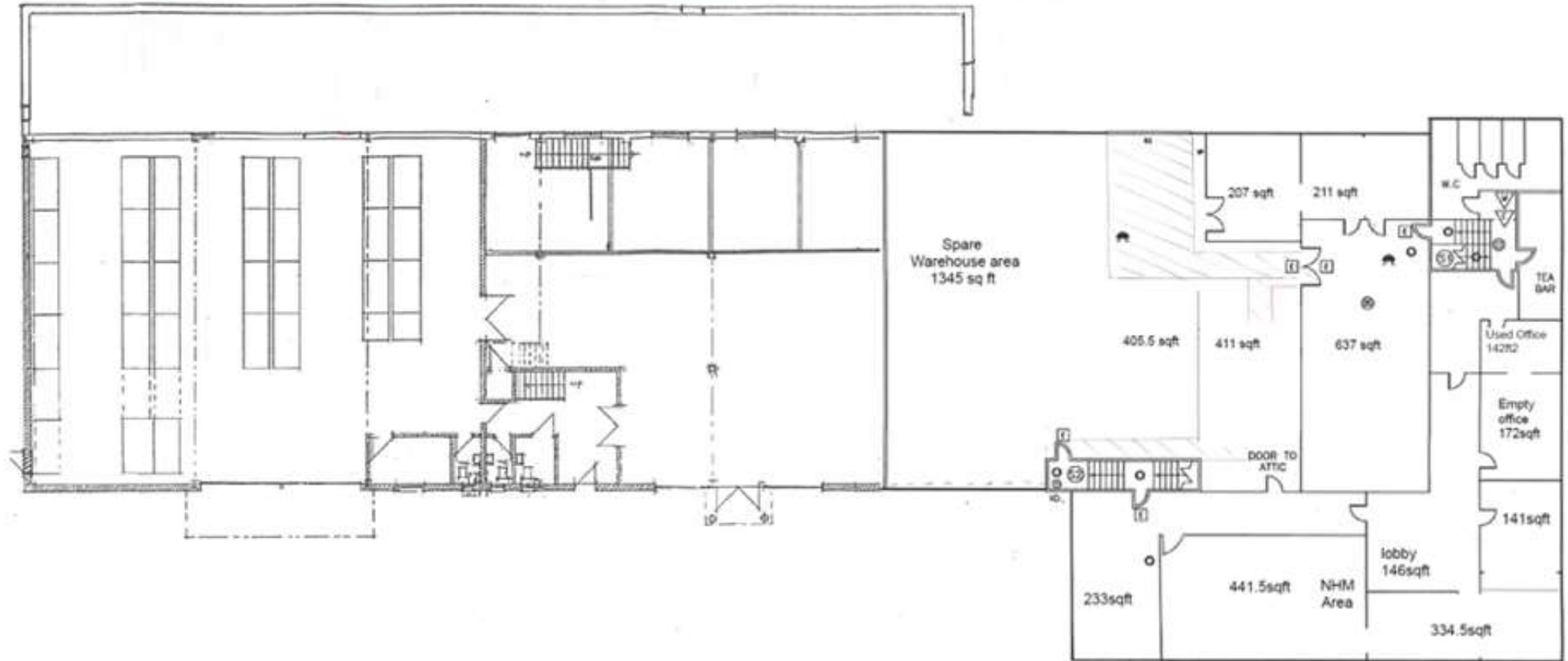
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First floor - not to scale



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