



TO LET

Industrial / Warehouse Unit

**64 VICTORIA RD
BURGESS HILL**

WEST SUSSEX,
RH15 9LH

9,634 SQ FT
895 SQ M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk

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



MIN EAVES
HEIGHT 3.9M



LOADING TO
BOTH SIDES



3 PHASE POWER
SUPPLY



DETACHED UNIT
WITH PARKING



WC FACILITY
AND KITCHEN



SECURE YARD
WITH FENCING

PROPERTY DETAILS

SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
Warehouse	7,756	720
Front Offices	1,878	174
TOTAL	9,634	895

64 Victoria Road is a detached warehouse / industrial unit benefiting from side loading on both sides of the unit and parking to the front. There is office accommodation to the front of the unit with warehouse and storage at the rear.

There is secure palisade fencing to the right of the unit providing an enclosed yard.



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PROPERTY 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).

A2300: 4 Minutes
A23: 8 Minutes
M25: 28 Minutes



SAT NAV: RH15 9LH

[what3words///rise.rooms.surpasses](https://www.what3words.com/rise.rooms.surpasses)



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FURTHER INFORMATION

RENT: On application.

RATEABLE VALUE: The current rateable value of the property is £63,500.

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

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

EPC: The property has an EPC rating of D (89).

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



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& DEVELOPMENT

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

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ABOUT US

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