



51 Old Steyne, Brighton, BN1 1HU

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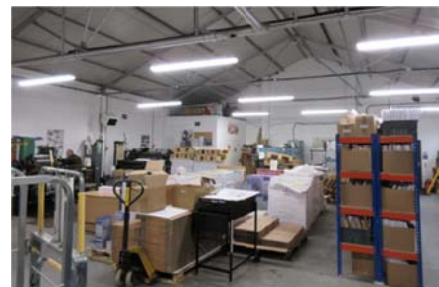
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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

## FACTORY / OFFICES - 4,800 ft<sup>2</sup> / 455 m<sup>2</sup> FREEHOLD FOR SALE or TO LET



### 44 VICTORIA ROAD, BURGESS HILL RH15 9LR

The property is situated in a small cul-de-sac section of Victoria Road close to its junction with Victoria Way about 1 mile to the west of Burgess Hill town centre. The property comprises a semi-detached brick built factory with first floor offices.

Ground Floor	3,800 ft <sup>2</sup> / 353.0 m <sup>2</sup>
First Floor Offices	1,000 ft <sup>2</sup> / 92.9 m <sup>2</sup>
<b>TOTAL</b>	<b>4,800 ft<sup>2</sup> / 445.9 m<sup>2</sup></b>

Amenities include:

- New steel insulated roof
- New felt first floor office roof
- 3 phase power / new electrics
- Steel loading door
- CCTV / fully alarmed
- Electric heaters
- Room to extend, subject to planning
- Ample car parking
- Gas fired boiler

The property is available for a lease term of minimum 5 years. (The lease to be on a full repairing and insuring basis, outside the provisions of the Landlord & Tenant Act 1954.)

**Rental: £40,000 pa ex**

**Freehold Price: £575,000**

**Viewing by appointment with letting agent Graves Son & Pilcher LLP**