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

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FACTORY / OFFICES - 4,800 ft² / 455 m² 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 ² / 353.0 m ²
First Floor Offices	1,000 ft ² / 92.9 m ²
TOTAL	4,800 ft² / 445.9 m²

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