



Prominent Factory / Offices

Unit 1, Sovereign Centre
Victoria Road, Burgess Hill, RH15 9LR

Office, Industrial / Warehouse

TO LET

6,800 sq ft
(631.74 sq m)

- Prominent road frontage to Victoria Road
- 18 car spaces
- 24 hour access
- 3 miles approx. to A23/M23
- 3 phase power
- 2 loading doors

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Summary

Available Size	6,800 sq ft
Rent	£75,000 per annum
Rateable Value	£13,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

The property has a prominent road frontage to Victoria Road and comprises excellent first floor offices with ground floor reception and factory area. The whole building is in good condition.

Amenities include:

- New insulated roof erected 2000
- 18 car spaces
- New gas fired boiler for offices 2016
- 3 phase power
- Two loading doors
- LED lighting
- 24 hours access
- Compressor

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Offices	1,800	167.23
Ground - Reception / factory area	5,000	464.52
Total	6,800	631.75

Location

The premises are located in Victoria Road not far from the junction with Victoria Way. The A23/M23 is approximately three miles to the west.

Terms

A new full repairing and insuring lease for a term of 10 years with an upward only rent review at the end of the fifth year. The lease to be outside the Provisions of the Landlord & Tenant Act 1954.



Viewing & Further Information



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