

TO LET

Industrial Outdoor Storage (IOS)

**61 VICTORIA ROAD
BURGESS HILL**

WEST SUSSEX
RH15 9LH

0.8 - 2.3 ACRES

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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DESCRIPTION

The site consists of 2 plots totalling 2.3 acres (0.93 ha). Plot 1 comprises 0.8 acres and is available immediately for open storage uses, benefitting from planning uses E(g), B2 and B8. The surrounding perimeter consists of a secure palisade fencing. Plot 1 is already surfaced with a type 1 (hardcore) finish, with plot 2 having the ability to also be surfaced.

Both sites have the ability to be connected to mains electricity and water. Plot 1 and 2 are available separately or combined. Plot 2 requires planning permission as it has not previously been utilised as open storage.



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PROPERTY LOCATION

61 Victoria Road is located on the popular industrial estate of Victoria Business Park in Burgess Hill. The site benefits from easy access to the A23 north to Gatwick Airport (19 miles), Junction 7 M25 (25 miles) and south to Brighton (11 miles).

FURTHER INFORMATION

TERMS: Upon application

RENT: Upon application

RATEABLE VALUE: £52,500

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: N/A

AGENT DETAILS

Carter Jonas

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SHW

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Secure site



Ability to connect to mains electricity and water

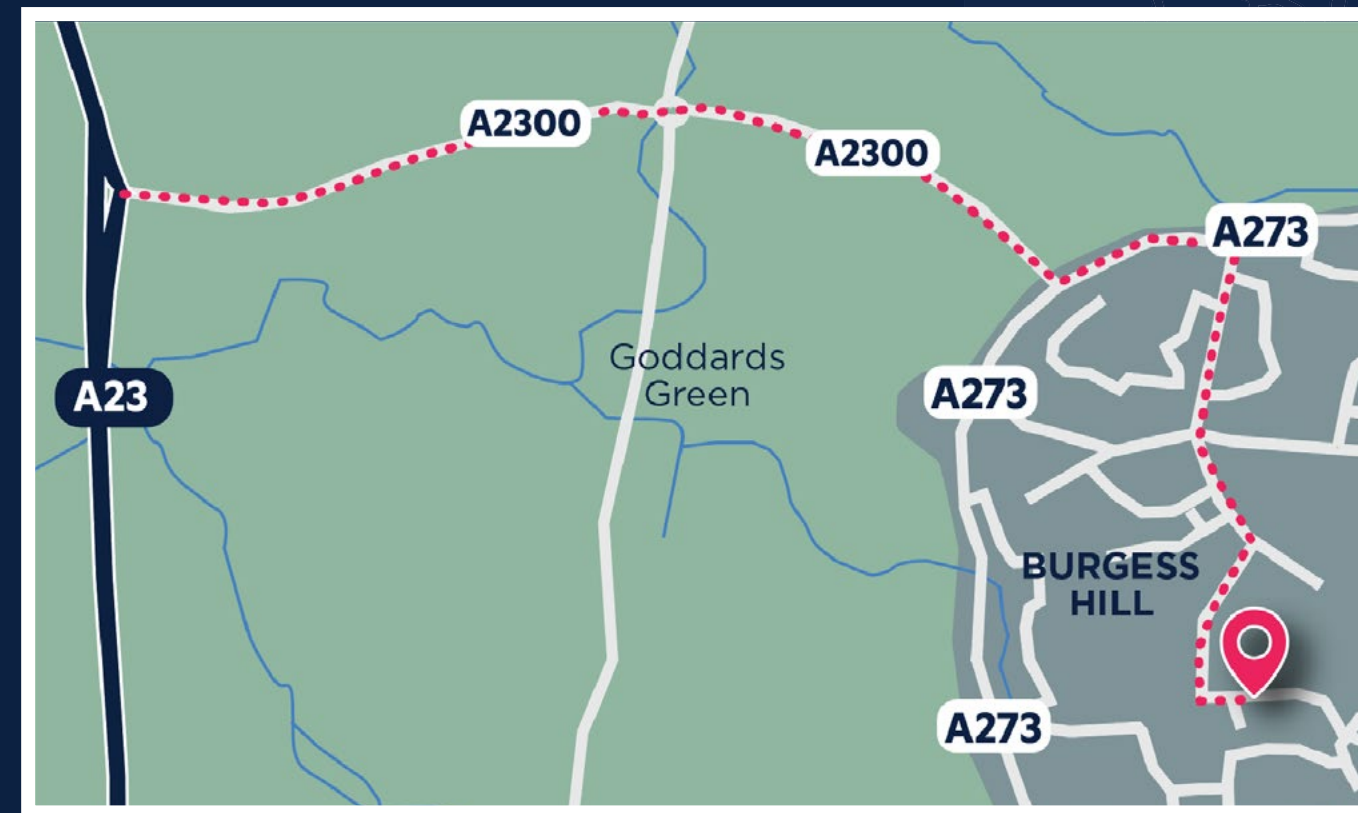


Established industrial location



Plots available separately or combined

A2300	4 Minutes
A23	8 Minutes
M25	28 Minutes



OWNED BY:



01903 777777

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OUR COMMITMENT TO OUR CUSTOMERS

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/about-us

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