

TO LET

**GROUND FLOOR OFFICE SUITES  
WITH CAR PARKING**

Kings House, Victoria Road, Burgess Hill, RH15 9LH



## Summary

<b>Available Size</b>	300 to 500 sq ft
<b>EPC Rating</b>	D (95)

## Location

Burgess Hill is located in Mid-Sussex, within easy access of both the A23 and A272. Haywards Heath is approximately 5 miles to the north-east and Brighton 10 miles to the south.

The premises are located one mile to the west of Burgess Hill town centre and a 5 minute walk from Burgess Hill's mainline railway station.

## Description

Accommodation comprises a selection of office suites within a renovated, modern two-storey building, built to a high specification.

## Specification

- CAT II lighting
- Network cabling
- Air conditioning
- Internal glass partitioning
- Shared male and female WC's and kitchen
- Car parking

## Accommodation

The current suite is available, having the following approximate floor areas:

Description	sq ft	sq m	Rent
Suite F with 2 parking spaces	500	46.45	£9,250 /annum
Suite I with 1 parking space	300	27.87	£4,625 /annum

## Terms

The premises are available on a flexible basis and can be taken on a new full repairing lease or licence, on terms to be agreed.

## Service Charge

A service charge shall be applicable and will be inclusive of electricity, gas and water. Details on application.

## VAT

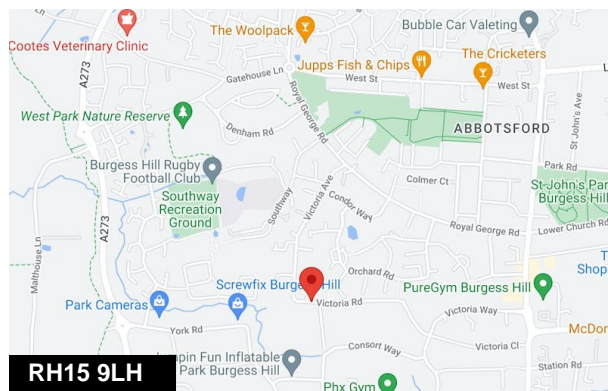
VAT is applicable on the terms quoted.

## Business Rates

We believe that 100% small business rates relief will be available for each suite subject to a tenant's status. Please contact Mid Sussex District Council for details.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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