

# OPEN PLAN WAREHOUSE WITH 14 PARKING SPACES

7,619 sq. ft (708 sq. m)



**Oakley**

Your Sussex Property Expert



**TO LET**

## 20 Victoria Way, Burgess Hill, RH15 9NF

- Large open plan warehouse
- 14 car parking spaces
- Situated within the well-established Burgess Hill business park area
- Two roller shutter loading doors and separate pedestrian entrance.
- Three phase power & gas supply.

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## LOCATION

Burgess Hill is located close to the border between East and West Sussex, 10 miles north of Brighton and 13 miles west of Uckfield. The town has a population of approximately 30,000 and is served by regular rail service to London Bridge/ Victoria (50 mins). Burgess Hill is home to one of the Sussex University campuses as well as 4 business parks housing nearly 200 companies.

The property is situated on Victoria Way, which forms part of the larger Burgess Hill Business Park area, which is home to a host of global and national occupiers including Boeing, CAE, HPC, Roche & Continental.

The A23 is located approximately 3 miles to the East which adjoins the M23 to the north and A27 to the south. Gatwick Airport (the UKs 2<sup>nd</sup> busiest airport) is 20 minutes to the north with the M25 a further 10 minutes to the north by car.

Burgess Hill mainline train station is approximately 0.5 miles providing direct services to London Victoria (53 Minutes), London Bridge (51 Minutes), Gatwick Airport (18 Minutes) and Brighton (11 Minutes)

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: RH15 9NF.

## DESCRIPTION

The subject premises comprise a substantial open plan industrial/ warehouse unit of brick structure with steel cladding, under a pitched roof. The unit benefits from two roller shutter door access points as well as a pedestrian access into a small office. The property also benefits from three phase power, & gas supply, 3.5m eaves with a maximum internal height of 6m, a kitchenette & W/C with LED Lighting & suspended ceilings within the admin office. There are 14 on site car parking spaces. The unit is currently fitted as a self-storage facility which could be retained if required - further details upon request.

## ACCOMMODATION

The accommodation briefly comprises:

	<i>SQ.FT</i>	<i>SQ.M</i>
<i>Ground Floor Warehouse (GIA)</i>	<i>7,619</i>	<i>707.85</i>
<i>Office/Reception</i>	<i>Unmeasured</i>	<i>-</i>
<i>W/C</i>	<i>Unmeasured</i>	<i>-</i>
<i>Kitchenette</i>	<i>Unmeasured</i>	<i>-</i>
<b>Total</b>	<b>7,619</b>	<b>707.85</b>

\*There may be the potential to split the unit into two smaller units and further information is available upon request.\*

## TENURE

The unit is available on a new lease for a term to be agreed and the lease is to be excluded for the 1954 Landlord and Tenant Act.

## VAT

We understand the property is not elect for VAT and therefore VAT will not be chargeable on the terms quoted.

## RENT

Offers are invited in the region of £70,000 per annum exclusive.

## ENERGY PERFORMANCE CERTIFICATE

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## BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is for the whole property and therefore needs to be reassessed as the property is to be split. The current assessment breaks the warehouse down as having a rateable value of £38,500.

The Uniform Business Rate for the current financial year (2020/2021) is 49.9p.

Therefore, the estimated payable rates would be approximately £19,000.

Further information can be found by typing in the property postcode on the business rates website: <https://www.gov.uk/calculate-your-businessrates>

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Commercial.

## CONTACT



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