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TO LET

INDUSTRIAL AND WAREHOUSE – 6,800 SQ FT (631.72 SQ M)

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

DESCRIPTION

Unit 1 Sovereign Centre is a detached warehouse/industrial unit benefiting from 2 side loading doors and 18 parking spaces to the side and the front of the unit. There is office accommodation to the front of the unit with warehouse and storage to the rear. The property fronts Victoria Road in Burgess Hill, one of the main roads running through Victoria Industrial Estate.

LOCATION

Burgess Hill Town Centre is based c. 1 mile away with the A273 also 1 mile away providing access to the A23 South to Brighton (10 miles away). The A23 is 3 miles from 64 Victoria Road providing Northbound access to Crawley leading upwards to M25.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	5,000	464.5
First Floor Offices	1,800	167.22
TOTAL	6,800	631.72

AMENITIES

- 18 Car Parking Spaces
- 3 Phase Power
- 2 Surface Level Loading Doors
- LED lighting
- 24 Hour Access
- Minimum eaves height of 3.0m

RENT

£75,000 per annum.

RATES

To be reassessed.

VAT

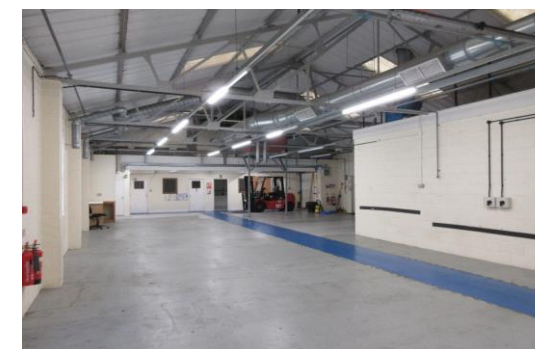
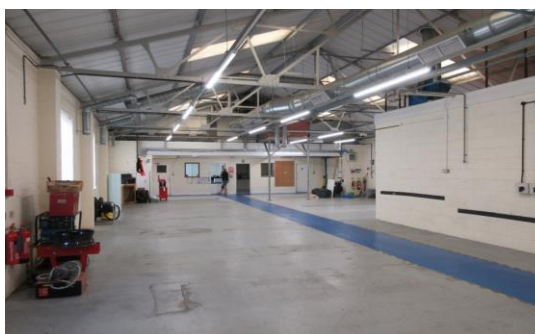
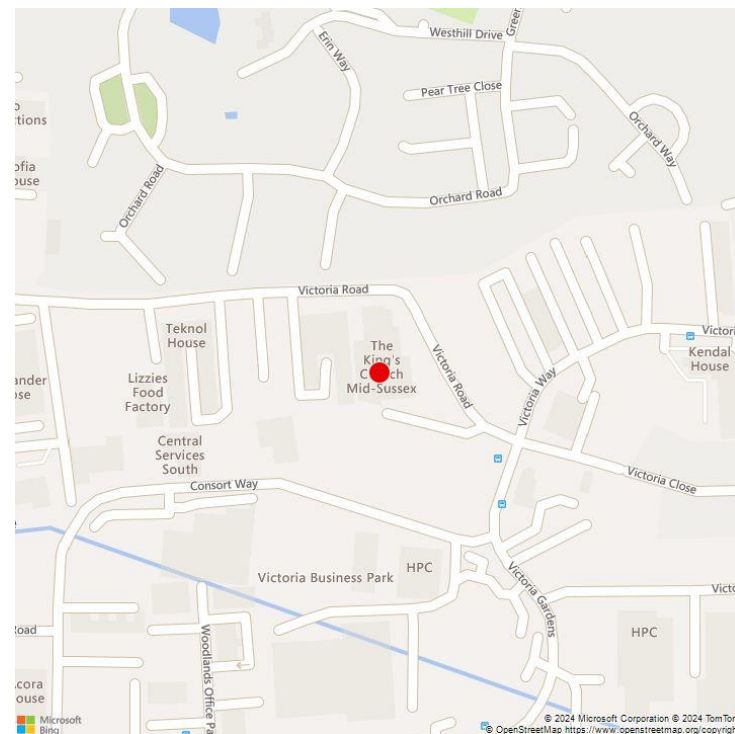
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



VIEWINGS – 01293 441300

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