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**FOR SALE/  
TO LET**

**OFFICE – 1,906 SQ FT (177.05 SQ M)**

**Victoria House, 66 Victoria Road, Burgess Hill, West Sussex, RH15 9LH**

**DESCRIPTION**

The premises comprises detached, self-contained accommodation over ground and first floors, with the benefit of car parking. Both floors are self-contained.  
 The ground floor is currently partitioned to provide a reception with meeting rooms, kitchen and WC's. The first floor is predominately open plan with additional WC and 2 partitioned rooms that could be used for storage or an additional kitchen space if split.

We understand there is an approved planning application for the demolition and erection of 7 flats- 1 x 1 bed flats and 6 x 2 bed flats (DM/21/1991) that can be found on the Mid Sussex District Council planning portal.

**LOCATION**

The premises is located on Victoria Road, benefitting from excellent communications to the A23 via the western ring road (A2300). The offices are about one mile west of Burgess Hill town centre and about 5 minutes walk from Burgess Hill mainline Railway Station. Brighton to the south and Crawley/Gatwick to the north are equidistant, being approximately 15 miles in each direction.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	809	75.14
First Floor	1,097	101.9
<b>TOTAL</b>	<b>1,906</b>	<b>177.04</b>

**AMENITIES / OPPORTUNITY**

- 9 Car Spaces for the whole
- Air conditioning
- WC accommodation on each floor
- Solid floor with carpeting and suspended ceiling

**RENT**

£32,500 PAX

**FREEHOLD PRICE**

On application.

**RATES**

To be assessed.

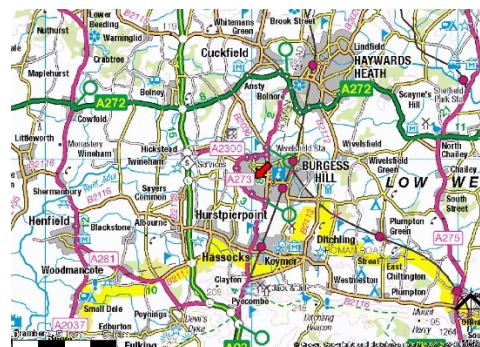
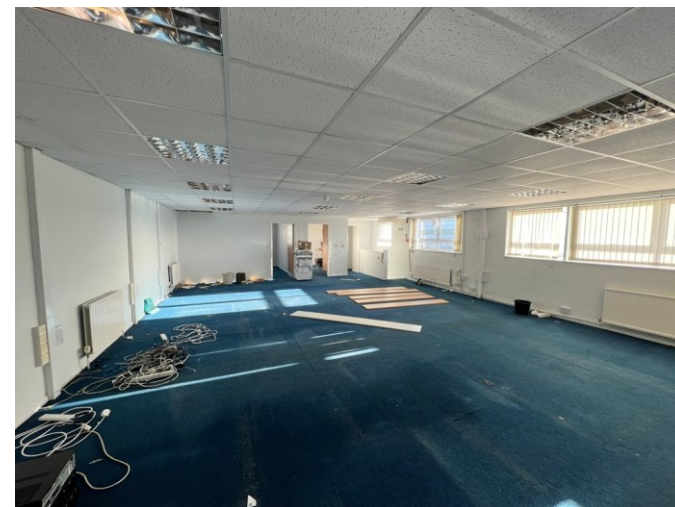
**VAT**

VAT will be charged on the quoting terms.

**EPC**

The property has an EPC rating of D.

76-100 **D** 80 | D



**VIEWINGS – 01293 441300**

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