



## **KBF House, 55 Victoria Road, Burgess Hill, Burgess Hill, West Sussex, RH15 9LH**

**UNIT 2 - INDUSTRIAL UNIT TO LET  
2,500 SQ FT (232.25 SQ M)**



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## KBF HOUSE, 55 VICTORIA ROAD, BURGESS HILL, BURGESS HILL, WEST SUSSEX, RH15 9LH

### Location

The premises are located about one mile west of Burgess Hill town centre and about 5 minutes walk from Burgess Hill mainline railway station. Victoria Business Park is conveniently situated for access to both the town centre and to the national road network, with the M23 junction being located about 3 miles to the east.

### Description

The property comprises an industrial unit the following features:

- WC facilities
- Roller shutter doors
- Convenient access to mainline station and motorway networks
- Parking for at least 3 vehicles

### Accommodation

	Sq Ft	Sq M
Unit 2	2,500	232.25
<b>TOTAL</b>	<b>2,500</b>	<b>232.25</b>

### Terms

The property is available from the 1st May 2026.

### Rent

£31,500

### Business Rates

The business rates for this unit may need to be reassessed.

### VAT

VAT is applicable on the terms quoted

### EPC Rating

The premises has a rating of C ( 72 ). EPC certificate available on request.

### Legal Costs

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

### AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

### Viewing

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