



**Consort House, Victoria Business Park,
Jubille Road, Burgess Hill, RH15 9SA**

TO LET

WAREHOUSE/WORKSHOP WITH OFFICE ACCOMMODATION

Total size 9,666 sq ft / 898.05 sq m

Yard size 6,521 sq ft / 605.81 sq m

Key Features:

- Warehouse and offices
- Large secure yard (6,521 sq ft)
- Available by way of new lease
- 2 dual access rollers shutter doors
- 2 storey offices
- Additional parking
- Guide rent £120,825 per annum





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Location

The property is located on Jubilee Road, approximately 1 mile to the west of Burgess Hill town centre and railway station which provides good services to London, Brighton and Gatwick Airport. The A23/M23 is approximately 3 miles to the west

Accommodation

The premises comprises a part 2 storey building providing warehouse/storage at ground floor and office accommodation at ground and first floor.

The property has the following approximate Gross Internal Areas (GIA):

Floor	Sq Ft	Sq M
Warehouse	7,384 sq ft	685.95 sq m
Ground floor office	1,142 sq ft	106.10 sq m
First floor office	1,140 sq ft	106.00 sq m
Total	9,666 sq ft	898.05 sq m
Yard space	6,521 sq ft	605.81 sq m

EPC

We understand the property to have an EPC rating of D(g4).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £120,825 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2023): £64,500
UBR for the year: 51.2p

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

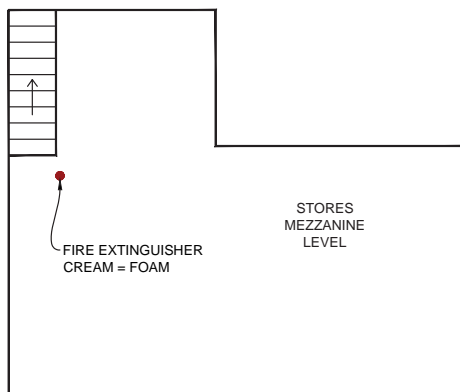
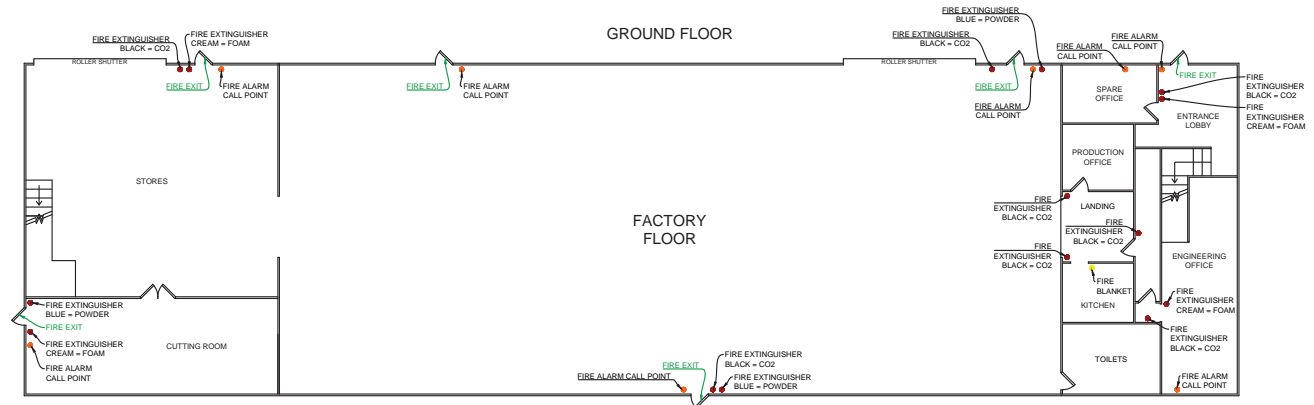
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

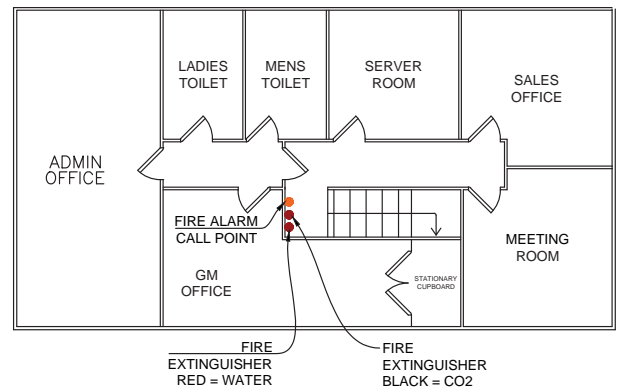


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Floor Plans

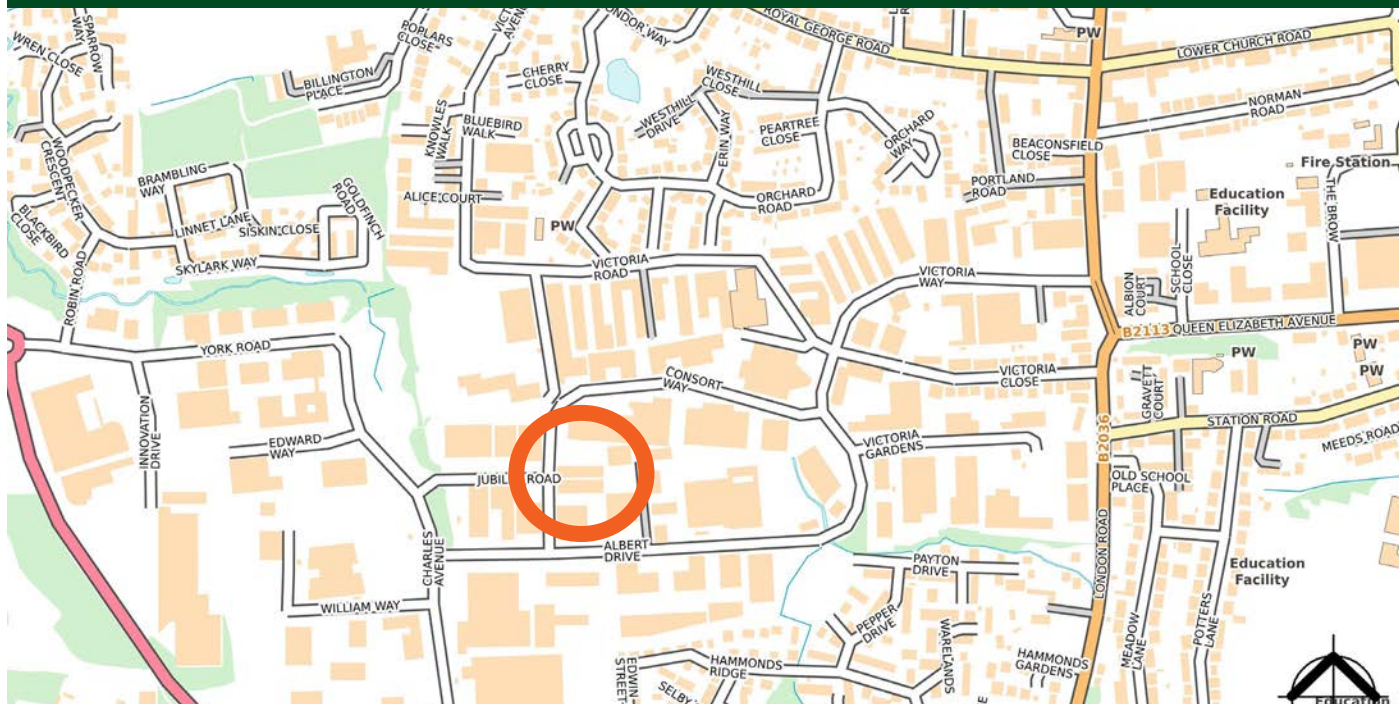


FIRST FLOOR





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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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