

144 - 857 sq ft (13.4 - 79.6 sq m)

## **Serviced Office Rooms**

Five office rooms available separately or together  
With allocated car parking  
Flexible Terms

## **To Let**

Guide Rent - £17.50 per sq ft inclusive



Unit 1, Teknol House,  
Victoria Road, Burgess Hill, West Sussex RH15 9LH

## Location

Located in Mid Sussex, Burgess Hill is approximately 11 miles north of Brighton, 5 miles south west of Haywards Heath and 17 miles to the south of Crawley and Gatwick Airport. Central London is approximately 43 miles to the north and the A23 is three miles to the west, accessed via the A2300.

Teknol House is situated on the southern side of Victoria Road within the established Victoria Industrial Estate, Burgess Hill's main industrial area. Burgess Hill mainline railway station is situated less than a mile to the east and offers frequent direct rail services to London terminals (fastest journey time approximately 40 minutes) and south coast towns.

## Description

The property comprises a self contained two-storey office unit, which has recently been refurbished, providing approximately 1,283 sq ft (119 sq m) of accommodation. The unit is currently arranged as a number of office rooms with communal kitchen and WC facilities. The building benefits from a total of 4 allocated car parking spaces (although up to 7 cars could be parked in front of the premises). There is also ample free car parking on the opposite side of Victoria Road.

## Available Accommodation

Ground Floor	Office Communal WCs	144 sq ft	(13.37 sq m)
First Floor	Office Office Office Office Communal kitchenette	235 sq ft 186 sq ft 148 sq ft 144 sq ft	(21.80 sq m) (17.32 sq m) (13.76 sq m) (13.37 sq m)
Total accommodation		857 sq ft	(79.62 sq m)

## Terms

The office rooms are available to let together or separately by way of a new lease(s) or licence agreement(s) for a term to be agreed.

## Guide Rent

£17.50 per sq ft per annum inclusive of business rates and service charges (electricity, gas, water, common area cleaning, maintenance etc) and exclusive of telephone and internet costs.

**For further information or to arrange a viewing please contact Andrew France & Co:**

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