



UNIT 1, SOVEREIGN CENTRE, ALBERT DRIVE, BURGESS HILL, WEST SUSSEX, RH15 9LR

- **PROMINENT FACTORY & OFFICES**
- **TO LET ON A NEW LEASE**
- **6,800 SQ FT (631 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is located within Sovereign Business Park on the north side of Albert Drive, within the established Victoria Industrial Estate, benefiting from excellent communications to the A23 via the western ring road (A2300).

Brighton to the south and Crawley/Gatwick to the north are approximately 15 miles in each direction. Burgess Hill town centre and railway station are approximately 1 mile distant.

Description

The property has a prominent road frontage to Victoria Road and comprises excellent first floor offices with ground floor reception and factory area. The whole building is in good condition.

Key Features:

- New insulated roof erected 2000
- 18 car spaces
- New gas fired boiler for offices 2016
- 3 phase power
- Two loading doors
- LED lighting
- 24 hours access
- Compressor

Floor Areas

The property has the following approximate gross internal floor area:

Floor	Sq ft
Ground floor	5,000 sq ft
First Floor Office	1,800 sq ft
	6,800 sq ft

Lease

A new full repairing and insuring lease for a term of 10 years with an upward only rent review at the end of the fifth year. The lease to be outside the Provisions of the Landlord & Tenant Act 1954.

Rent

£75,000 per annum exclusive + VAT.



VAT

VAT will be chargeable on the terms quoted.

Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows

Rateable value: £61,500
UBR (2024/2025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

EPC Rating

TBC



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH AGENTS

TIM SHEPHERD

01403275275 or 07921056072

tshepherd@colyercommercial.co.uk

