



Malling Industrial Estate
Brooks Road, Lewes, East Sussex BN7 2BY

LEASE AVAILABLE

UNIT 5 WAREHOUSE/WORKSHOP

Total size: 140.21 sq m (1,509 sq ft)

Key Features:

- Located on an established industrial estate
- Lewes Town Centre
- Open plan warehouse/workshop
- Office at ground & first floor
- Allocated parking
- 3 phase electricity
- Likely to benefit from small business rates relief
- Passing rent £12,500 per annum
- A new lease could be negotiated





Malling Industrial Estate

Brooks Road, Lewes, East Sussex BN7 2BY

Location

Malling Industrial Estate is located in the popular town of Lewes, located off of the A27 with access onto the A26 close by. The estate is well established and is located off of the busy Brooks Road with established occupiers such as Screwfix, City Plumbing and Howdens Joinery close by.

Accommodation

The unit is open plan industrial/ warehouse at the front, with manual roller shutter and 4.39m minimum eaves height. To the rear is well presented office space, kitchenette and 2 WCs. There is also a mezzanine above the rear section which is used for further office space.

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

Floor	Sq Ft	Sq M
Ground	1,174 sq ft	109.08 sq m
First (offices)	335 sq ft	31.12 sq m
Total	1,509 sq ft	140.21 sq m

EPC

TBC

Planning

We understand that the premises benefit from B1/B8 use within the Use Classes Order 1987 (as amended)

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.

Terms

The property is available to let by way of a lease assignment for a term expiring on 26/03/2022 and at a passing rent of £12,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

A copy of the prevailing lease is available upon request.

A new lease could be negotiated.

Business Rates

Rateable Value (2017): £11,000.

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.



Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Alex Roberts

a.roberts@flude.com

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS



July 2020

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH