

**RENT  
REDUCTION  
+  
3 MONTHS  
RENT FREE AVAILABLE**



**TO LET**

**Lyell House**  
Daveys Lane, East Sussex BN7 2BF





## Key Features

- Gas central heating
- Excellent local amenities
- Close to car park
- Open plan office space
- Self-contained access
- Flexible lease terms available
- Rent £11,50 per sq ft
- Video tour available

## Location & Situation

The property is located on Daveys Lane which is close to the A26 main road linking Lewes to Uckfield to the north - on the eastern side of Lewes. Lewes Town centre is easily accessible within ½ mile to the west.

Lewes station has regular and direct service to Brighton and London Victoria. Lewes High Street is a short walk and includes a number of independent and national businesses.

Location pin (what3words) : chest.suiting.saying  
<https://what3words.com/chest.suiting.saying>





## Description & Accommodation

The premises are arranged over the ground floor.

The property has the following approximate NIA:

Floor	Sq Ft	Sq M
Ground	608 sq ft	56.48 sq m

## 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 effective full repairing and insuring lease for a term to be agreed at quoting rent of £11.50 per sq ft per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

## EPC

TBC

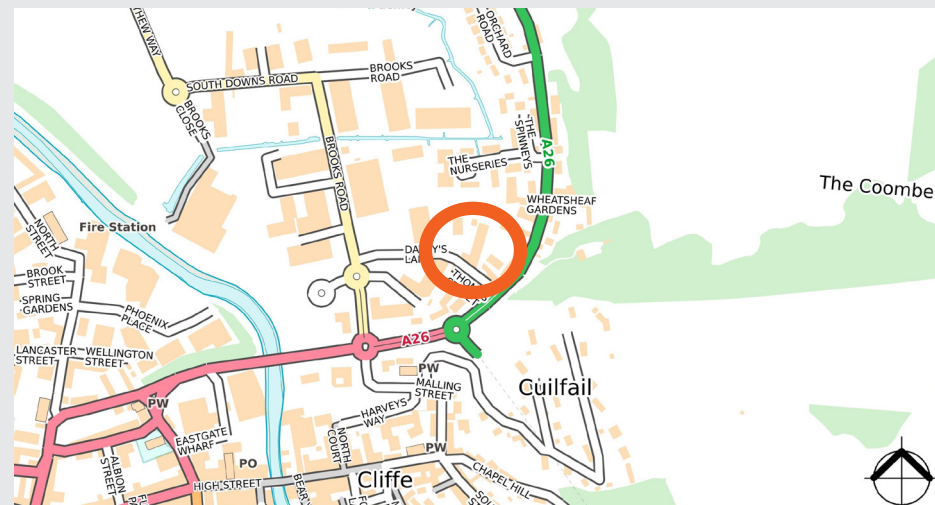
## Rateable Value

Rateable Value (2023): Ground floor £8,400.

## Legal Fees & VAT

Each party to bear their own legal costs incurred.

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



## Further Information

Please contact the sole agents Flude Property Consultants:

**Aaron Lees**  
a.lees@flude.com  
01273 727070

**Will Thomas**  
w.thomas@flude.com  
01273 727070

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