



Cuckmere Yard
Broyle Place Farm, Ringmer BN8 5PW

TO LET

SECURE YARD / COMPOUND

490 SQ M (5,281 SQ FT)

Key Features:

- Available Now
- Secure gated yard
- CCTV security
- Staff welfare facilities on estate
- Power, lighting and high-speed internet
- Office and storage containers within the yard
- 3 additional parking spaces outside the yard
- Rent £15,000 +VAT per annum





Location

Broyle Place Farm is a business space complex to east of Ringmer and Lewes, on the B2124 (Laughton Road), between the A26 and A22, which comprises of a number of offices, industrial units.

The estate has good vehicle access and parking and benefits from onsite security and CCTV.

Accommodation

The yard is comprised of hard standing with separate office and storage container units within the yard, and three further parking spaces outside.

The yard benefits from high speed internet, power, water and has the use of shared WC facilities within the estate.

Yard: 490 sq m / 5,281 sq ft

EPC

n/a

Planning

We understand the premises benefit from Class E / B8 use within the Use Classes Order (UCO) that came into effect on 1st September 2020.

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

Terms

The premises are available by way of a new full repairing and insuring lease at a rent of £15,000 +VAT per annum with terms to be agreed.

Service charge: £531.76 per annum

Insurance: £278.56 per annum

Business Rates

Rateable Value (2023): £7,500

VAT & Legal Fees

VAT is applicable.

Each party to bear their own legal costs incurred.



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 sole agents Flude Property Consultants:

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