



Unit 5, Mallings Industrial Estate
Brooks Road, Lewes, East Sussex, BN7 2BY

TO LET

Warehouse/ Industrial Unit Total Area: 1,480 sq ft

Key Features:

- Central location in Lewes
- Situated on an established industrial estate
- Open plan unit with mezzanine office
- Eaves height ranging from 3.92m - 4.48m
- Roller shutter measuring approx. 3.02m (W) x 3.31m (H)
- Three phase electricity
- 5 allocated car parking spaces
- New effectively FRI lease available
- To Rent - £18,000 pax





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Location

Lewes is a historic market town that benefits from excellent road and rail communications, being situated just off the A27, providing routes west to Brighton and east towards Eastbourne and Hastings. The town is also well connected to the A23 for links to London and Gatwick Airport, located 30 miles to the north.

Malling Industrial Estate is located in close proximity to the north of Lewes town centre. The estate is well established and is situated off of the busy Brooks Road with established occupiers including Screwfix, City Plumbing and Howdens Joinery close by.

Description

The subject property is of brick and block wall construction below a steel framed, metal-profile roof. The unit benefits from concrete flooring, an up & over roller shutter measuring approximately 3.02m wide by 3.31m high and an eaves height ranging from 3.92m to 4.48m at the apex. Internally, the unit features a gas blower, fluorescent lighting and translucent roof panels.

The unit is arranged over ground and mezzanine first floor office, and benefits from a WC, three phase power, water and mains gas supply.

Accommodation

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor	1,143	106.18
First Floor	337	31.31
Total	1,480	137.49

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.

14 July 2026

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.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £18,000 per annum exclusive.

The current year's service charge to 24 December 2026 is £1,006.70 per annum and the building insurance to 31 March 2027 is £452.16 per annum.

Business Rates

Rateable Value (2026): £15,250

Occupiers will pay approximately 43% of this per annum.

VAT

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

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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