



Unit 3 Cliffe Industrial Estate
South Street, Lewes, East Sussex BN8 6JL

TO LET

**LIGHT INDUSTRIAL /
WAREHOUSE UNIT**
Size 167.78 sq m (1,806 sq ft)

Key Features:

- Purpose built light industrial / warehouse unit
- Extensively refurbished
- Situated on established industrial estate
- Adjacent to the A27
- Forecourt & loading area
- On site parking
- Lease assignment
- Passing rent £19,950 per annum



Indicative space



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Location

The historic county town of Lewes is located approximately 8 miles to the north east of Brighton at the junction of the A26 and A27. The town has a dual carriageway link to the A23(M), as well as a mainline railway service to London Victoria (65 minutes) and a comprehensive local bus service.

Cliffe Industrial Estate is located adjacent to the A27 approximately ¾ mile to the south east of Lewes town centre. Access to the A27 dual carriageway, which forms part of the principal south coast road, is just to the south of the estate.

Accommodation

The unit comprises a purpose built ground floor factory/warehouse of portal frame construction with part brick and block work and part insulated clad elevations. The unit was extensively refurbished internally and externally in 2018.

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

Floor	Sq Ft	Sq M
Unit 3	1,806 sq ft	167.78 sq m

EPC

We understand the property to have an EPC rating of C(75).

Planning

The User Clause within our client's lease only permits uses falling within Classes B1 (c), B2 or B8 in the Schedule to the Town & Country Planning (Use Classes) Order 1987.

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 lease assignment of an existing 10 year lease from 21 May 2018 with a 5 year tenant only break option, with a passing rent of £19,950 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £16,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

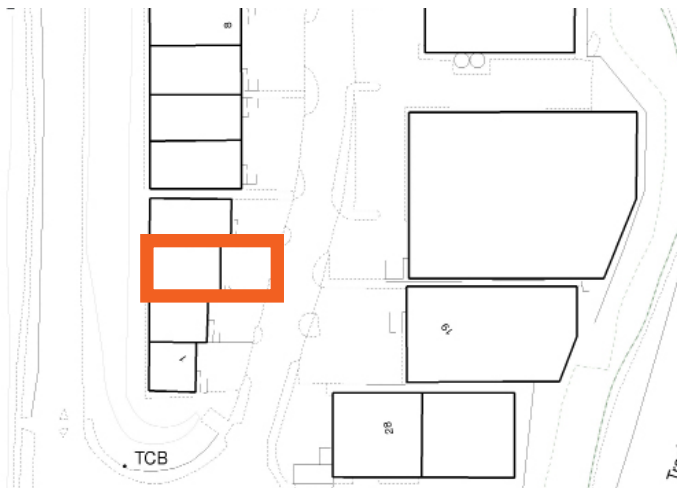
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



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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 the sole agents Flude Property Consultants:

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PROPERTY CONSULTANTS



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH