

2,952 sq. ft (274 sq. m)

CONTEMPORARY GRADE A OFFICE PREMISES



TO LET



The Malthouse Offices, Daveys Lane, Lewes, BN7 2BF

- Grade A office accommodation
- Car parking available
- Air conditioning
- Historic brewery building
- Rarely available
- Views of Lewes castle

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LOCATION

Lewes is a popular administrative and business centre being situated 8 miles north east of Brighton at the junction of the A27 south coast road and the A26. The Gatwick diamond is approximately 19 miles north west via the A23, which connects to the A27 approximately 7 miles east of Lewes. The county town also benefits from excellent public transport links with comprehensive bus services centred on the bus station. Lewes mainline railway station offers frequent services to London Victoria, Brighton and Gatwick.

A location plan and [street view](#) can be viewed online through Google Maps by typing in the following postcode: BN7 2BF.

DESCRIPTION

This historic brewery building has been converted into a contemporary, self-contained office building was recently occupied by Steamer Trading. This fabulous, modern office building provides a multitude of grade A office accommodation and benefits include, air conditioning, carpeting, floor power/data boxes, LED lighting, video entry phone system, balcony, double glazed sash windows, shower, carparking and far reaching views towards Lewes castle.

ACCOMMODATION:

The accommodation briefly comprises:

	<i>SQ. FT</i>	<i>SQ. M</i>
<i>Ground floor</i>	<i>968</i>	<i>90</i>
<i>First floor</i>	<i>1,041</i>	<i>96</i>
<i>Second floor</i>	<i>794</i>	<i>73</i>
<i>Mezzanine</i>	<i>147</i>	<i>13</i>
<i>Total Accommodation</i>	<i>2,952</i>	<i>274</i>

TENURE

The premises are available on a new lease for a term to be agreed.

GUIDE RENT

Offers are invited in the region of £70,000 per annum exclusive (office furniture may be available by negotiation).

CAR PARKING

Car parking may be available at additional cost (£5 per car per day up to 25 spaces).

BUSINESS RATES

To be assessed.

ENERGY PERFORMANCE RATING

The unit has an EPC rating is D.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Commercial.

CONTACT

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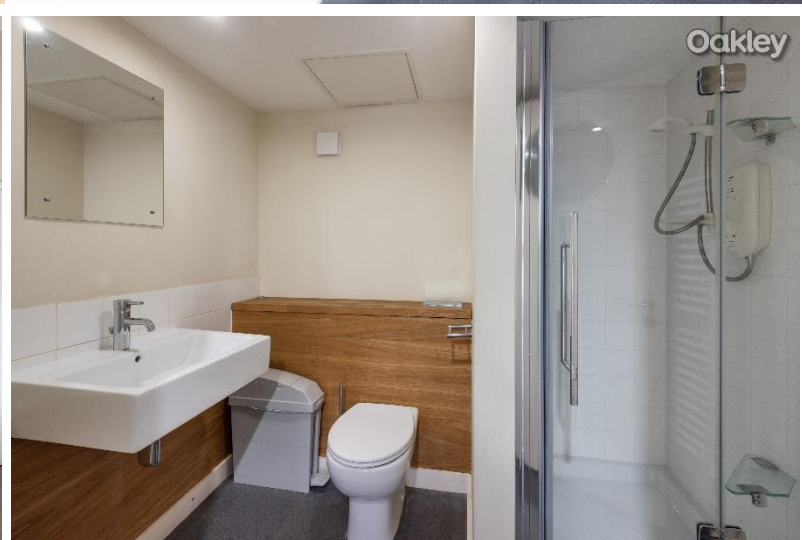
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