

1,815 sq.ft. up to 9,400 sq.ft.

**NEW BUSINESS UNIT
SUIT VARIOUS 'B1'
MANUFACTURING/STORAGE USES**

SOON TO BE COMPLETED

TO LET



**OVER'S FARM, DEADMAN TREE HILL,
BARCOMBE, NEAR LEWES,
EAST SUSSEX**

commercial and residential property throughout sussex

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LOCATION:

Over's Farm is situated in Barcombe, just North of Cooksbridge Station and the County Town of Lewes, with a resident population of circa 20,000. Over's Farm benefits from being situated just off the A275, with Lewes approximately 3 kilometres to the south of the property and offering a range of shopping, banking and catering amenities. To the south the A275 also provides easy access to the A26 and A27 Lewes by-pass. Over's Farm is situated just off the junction of the A275 south of Barcombe and just past the Rainbow pub/restaurant, upon Deadman Tree Hill.

DESCRIPTION:

Planning Permission is granted for the cladding and general refurbishment of the former agricultural buildings, which has a substantial steel and concrete frame. Enabling works have already been carried out to raise the level of the concrete floor. The terrace of buildings will have an eaves height of approximately 18 feet and can be offered as a single unit or be divided from 1,815 sq.ft. The buildings will be attractively over clad with timber and generally finished to a high standard with roller shutter doors and all services.

There is a significant amount of car parking and yard space available on site.

Work is intended to commence shortly and it is anticipated it will be completed within a timeframe of 4-6 months, subject to any variation of planning consent that may be required for a specific use. The previously approved uses cover a brewery and auction house.

TENURE:

The property is available to let on a new effective full repairing and insuring lease for a term to be agreed.

RENT:

Guide rent based upon £6.75 per sq ft, subject to the amount of accommodation required. The rent may be higher in respect of smaller areas.

LEGAL COSTS:

The tenant will be responsible for the Landlords reasonable legal costs

BUSINESS RATES:

To be assessed

VIEWING:

By appointment through sole agents Oakley Commercial.

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