



**TO LET**

Unit 6, Cliffe Industrial Estate  
South Street, Lewes BN8 6JL

## Key Features

- Easily accessible, just off the A27 on the outskirts of Lewes Town Centre
- Forecourt and parking to front
- Roller shutter 3.98m high, ceiling height 5.56m to 6.57m
- Gas and 3 phase power supply
- Estate occupiers include Hanover Displays, Auto Windscreens, Beak Brewery and Pharmacy Coffee Roasters
- Available by way of a new FRI lease
- Rent £39,950 per annum + VAT



## 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 the 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. Major occupiers include Harveys Brewery, East Sussex County Council and Sussex Police both have their headquarters in the town.

The Cliffe Industrial Estate is located adjacent to the A26 approximately 3/4 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.





## Description & Accommodation

The unit is formed of a portal frame construction with part brick and clad elevations.

Internally the unit comprises of an open plan warehouse/ workshop, with office & WCs on the ground floor and further offices on the first floor.

There is 3 phase power and a gas supply.

The property has the following approximate Net internal areas:

Floor	Sq Ft	Sq M
Ground Floor	2,350	718.32
First Floor (can be removed)	421	39.11
<b>Total</b>	<b>2,771</b>	<b>257.48</b>

## EPC

We understand the property has an EPC rating of D - 76.



## FLOOR PLAN

For identification purposes only





## Planning

We understand the unit has been used for manufacturing, distribution and offices, therefore assume it to have B8 / E uses classes. Interested parties should however make their own planning enquiries and satisfy themselves in this regard and their requirements.

## Terms

The property is available by way of a new effectively full repairing & insuring lease and a rent of £39,950 per annum exclusive.

## Business Rates

Rateable Value (2023): £24,500

Rateable Value (2026): £31,000

## VAT & Legal Fees

We understand the property is elected for VAT. Each party to bear their own legal costs.



## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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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.

