



**TO LET**

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



## Key Features

- Easily accessible and just off the A27, on the outskirts of Lewes Town Centre
- Forecourt and parking to front
- Available now by way of a new FRI lease
- Rent £39,950 per annum + VAT
- Roller shutter 3.98m (high), ceiling 5,56m (low) 6.57m (high)
- Other estate occupiers include Hanover Displays, Auto Windscreens. Beak Brewery, Pharmacy Coffee Roasters
- The unit has 3 phase power and a gas supply

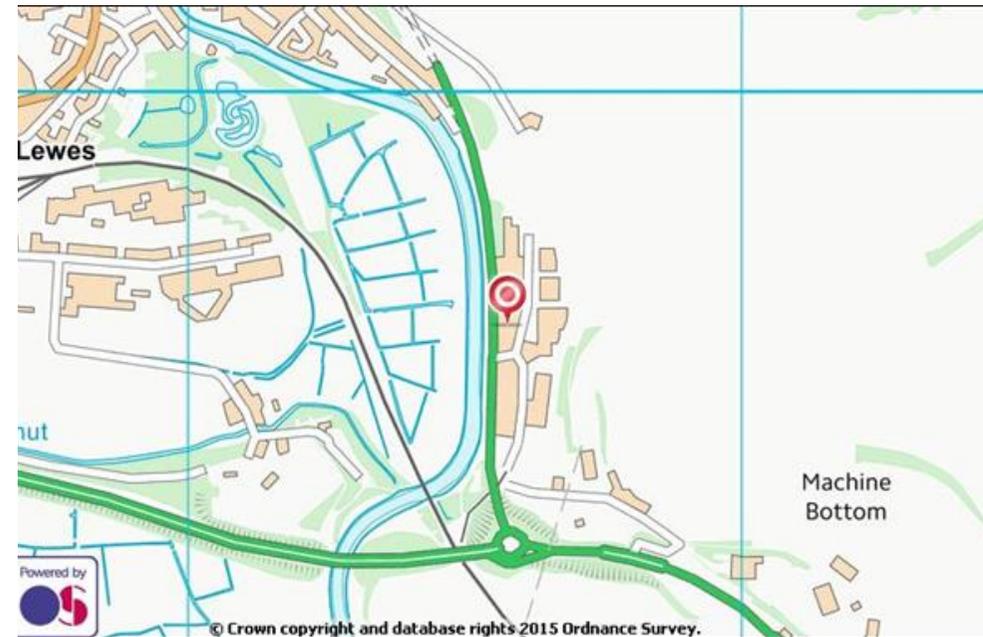




## Location & Situation

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 as well as East Sussex County Council and Sussex Police who 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 internal office & WC's on the ground floor and further offices on the first floor.

There is 3 phase power and a gas supply.

Area	Sq Ft	Sq M
Ground Floor	2,350	218.32
First Floor	421	39.11
Total	2,771	257.43





## Rateable Value

Rateable Value (2026): £31,000

Occupiers will pay approximately 43% of this per annum

## EPC

We understand the property to have an EPC rating of D (76).

## 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.





FLOOR PLAN For identification purposes only.



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

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is elected for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas  
w.thomas@flude.com  
07786 234006

Andrew Halfacree  
a.halfacree@flude.com  
01273740385

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.

16 December 2025

