



Unit 2

Holmes Hill Estate, Lewes, BN8 6JA

**Warehouse/showroom unit
in semi-rural position on
established development to
let**

772 to 2,951 sq ft
(71.72 to 274.16 sq m)

- Prominent position on established trading estate
- Access directly to main A22 London to Eastbourne road
- Considered suitable for a variety of trades subject to obtaining any necessary consents
- To let as a whole or split could be negotiated

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Summary

Available Size	772 to 2,951 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
Car Parking	6 demised parking spaces but there is ample communal parking on-site in addition to this.
EPC Rating	B

Description

The estate comprises a range of retail units, warehouses, and offices, set in an attractive semi-rural location.

Unit 2 is now available and is positioned towards the front of the estate upon entry. The premises comprise a self-contained semi-detached L-shaped showroom/warehouse unit. There is a high glazed entrance into the main showroom which is completely open plan; it benefits from assumed concrete floor with carpet tile floor covering, assumed blockwork walls but covered with racking material, suspended ceiling with a mix of inset LED lights

There is a mezzanine measuring approximately 778 sq ft covering part of the showroom; however, no stairwell is currently in situ. This can either be removed or a staircase erected, subject to the incoming tenant's requirements.

The rear section is predominantly used for storage and also benefits from a single WC and kitchenette, together with a loading access door.

There is an option to let the unit as a whole; however, consideration may be given to splitting the accommodation, subject to negotiation.

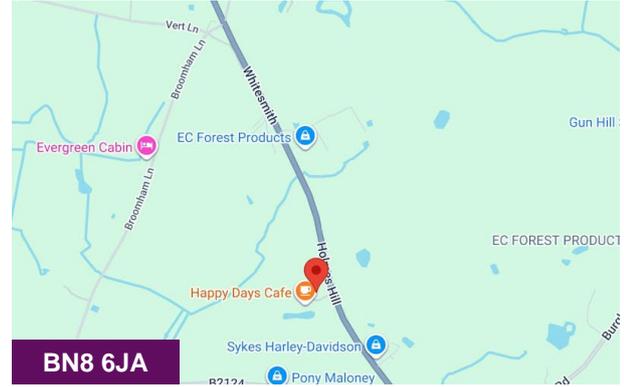
Location

Holmes Hill Estate is prominently located on the A22 just north of Golden Cross and the junction of the B2124 road to Laughton and Lewes.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Showroom	2,179	202.44
Warehouse	772	71.72
Total	2,951	274.16



Viewing & Further Information



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