



2 (Showroom)

Holmes Hill Estate, Lewes, BN8 6JA

Showroom unit available to rent in a semi-rural location on an established development.

2,179 sq ft
(202.44 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

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Summary

Available Size	2,179 sq ft
Rent	£30,000 per annum
Business Rates	Upon Enquiry
Car Parking	4 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.

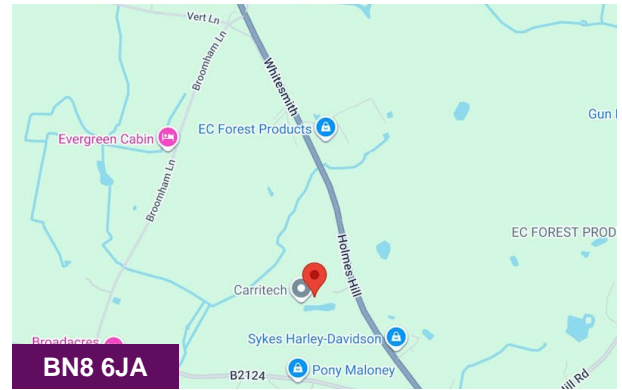
Unit 2 is now available and is positioned towards the front of the estate upon entry. The premises comprise a self-contained semi-detached open plan showroom/warehouse unit. There is a high glazed entrance into the main showroom which is completely open plan; it benefits from assumed concrete floor with 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.

Unit 2a is also available, which is currently conjoined internally with 2.

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.



Viewing & Further Information



Alex Roberts

01825 762 222 | 07795 212 798

alex@oldfield-smith.co.uk



Hannah Murphy

01825 762222

hannahm@oldfield-smith.co.uk