



6B Shaw Barn, Whitesmith, Lewes, BN8 6JD

First floor Workshop/ Office/ Store - To Let

- RENT - £8,250 PAX
- ADJOINING A22 LONDON ROAD
- OPEN PLAN AREA
- QUIET SEMI RURAL LOCATION
- AMPLE PARKING

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Summary

Available Size	1,318 sq ft
Rent	£8,250 per annum Exclusive of rates, bills, VAT and all other outgoings.
Rates Payable	£1,546.90 per annum Subject to status, 100% small business rates relief may be available.
Rateable Value	£3,950
Service Charge	A service charge is payable on this property, please ask for further information.
VAT	Applicable
Legal Fees	Incoming Tenant will be liable for contribution of £350.00 plus VAT towards FH Legal Costs
EPC Rating	C (75)

Description

First floor premises suitable for office/ workshop/ storage use with kitchenette, private W/C and parking.

Main Area 63' X 20' 11"

Kitchen Area

Private WC

Location

The premises is situated in a semi-rural location at Whitesmith, between Hailsham and Uckfield on the A22. Newhaven Channel Port, the coastal resorts of Eastbourne and Brighton, and mainline railway stations at Berwick, Lewes and Polegate are all within easy reach. It is set back from the A22 and benefits from seclusion and privacy.

Accommodation

The accommodation comprises the following areas:

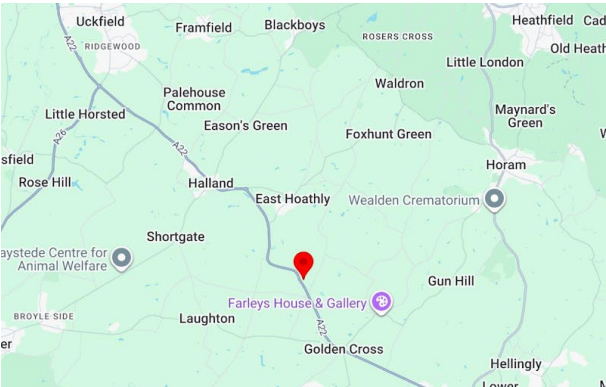
Name	sq ft	sq m
1st	1,318	122.45
Total	1,318	122.45

Viewings

Strictly by appointment through Bree Prenton.

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties.



Viewing & Further Information

Jack Bree MRICS

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Energy performance certificate (EPC)

Unit 6b Shaw Barn Whitesmith LEWES BN8 6JD	Energy rating C	Valid until: 2 September 2035
		Certificate number: 9663-2140-5704-9108-3577

Property type

Offices and Workshop Businesses

Total floor area

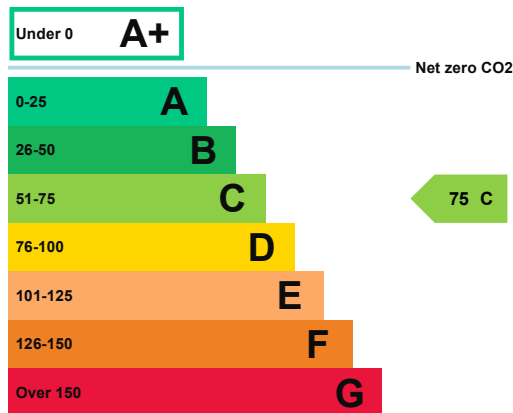
122 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	9 A
If typical of the existing stock	37 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	7.17
Primary energy use (kWh/m2 per year)	78

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5659-3603-7986-4589-3585\)](/energy-certificate/5659-3603-7986-4589-3585).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stuart Foster
Telephone	01273458484
Email	info@skyline-epc.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007985
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Skyline Energy Assessors Ltd
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 September 2025
Date of certificate	3 September 2025