

TO LET

**FORMER DAY CARE CENTRE
SUITABLE FOR A VARIETY OF USES STPC
CIRCA 5,000 SQ FT (464 SQ M)**

Phoenix Centre, 26 Malling Street, Lewes, BN7 2RD



Summary

Available Size	5,000 sq ft
Rent	£75,000 per annum exclusive
Business Rates	To be assessed
EPC Rating	C (58)

Location

The property is located on the eastern side of Lewes town centre, within walking distance of the town’s main shopping areas around Cliffe High Street and the High Street. The property is situated on the busy main road of Malling Street. Lewes railway station is some 10 minutes’ walking distance.

Description

The property comprises a single storey, detached building which was previously used as a day centre. The property is accessed via an entrance lobby leading to two largely open plan areas in the centre of the building of which a commercial kitchen, laundry room, staff room, a large open plan main hall/dining area and male, female and accessible WC's are accessed from. There is a central open courtyard which provides access to a number of further offices, treatment rooms, showers and workshop rooms. The property provides parking for 11-12 cars.

Accommodation

The accommodation comprises the following approximate net internal floor area:

Description	sq ft	sq m
Total	5,000	464.52

Planning

The premises are understood to benefit from Use Class E under the Town & Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020.

Terms

A new lease is available on terms to be agreed.

VAT

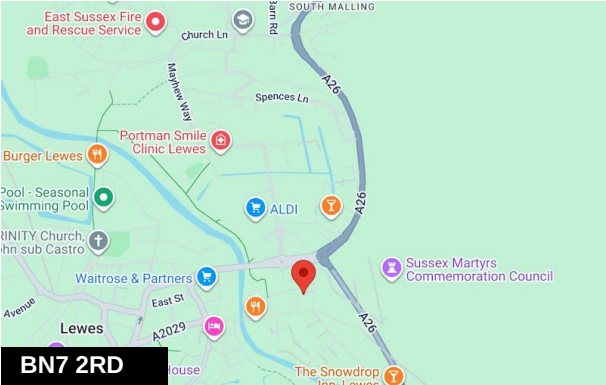
VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

Offers To Lease

A prescribed form will need to be completed and provided to Crickmay by 17:00 on 3rd October, interested parties can request a copy by emailing am@crickmay.co.uk or pt@crickmay.co.uk



Viewing & Further Information



Alexander Mullett
01444 443400
am@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



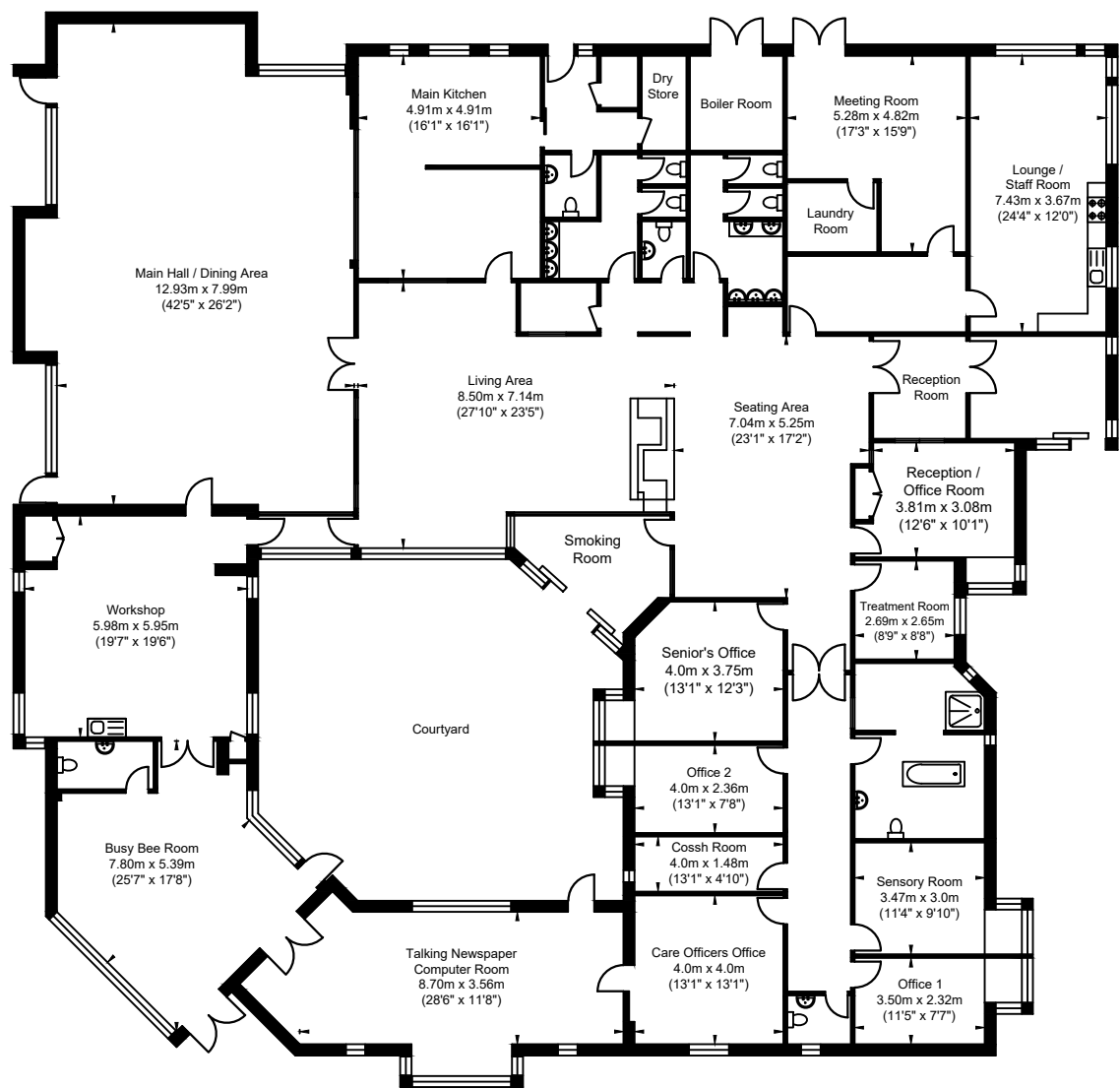
Crickmay Chartered Surveyors
7 Muster Green, Haywards Heath, West Sussex, RH16 4AP
T: 01444 443400 | [crickmay.co.uk](https://www.crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



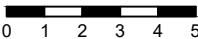
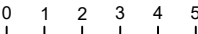


Phoenix



Floor Plan
Approximate Floor Area
6703.01 sq ft
(622.73 sq m)

Approximate Gross Internal (Excluding Courtyard) Area = 622.73 sq m / 6703.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GDIMPACT	Phoenix - Crickmay	Scale in Meters 		LEASE PLAN	PRINT AT A3
		 Print Guide: when printed the line below will measure 5cm		PLAN DRAWN: SEP, 2025	SCALE -1:200