

Unit 6  
Cliffe Industrial Estate

**LEWES**

BN8 6JL



Modern Industrial  
Warehouse  
With Mezzanine Offices

**TO LET**

2,881 sq ft (267.71 sq m)



## Description

The property comprises a modern, purpose built light industrial / warehouse unit constructed in the 1980s of portal frame construction with part brick and block work and part insulated clad elevations.

The warehouse benefits from a roller shutter loading door and has a minimum eaves height of 4.88 metres, rising to 6.14 metres with fluorescent strip lighting and translucent roof panels.

A mezzanine office was installed 4 years ago and benefits from LED censored lighting and air conditioning, as well as two kitchenettes.

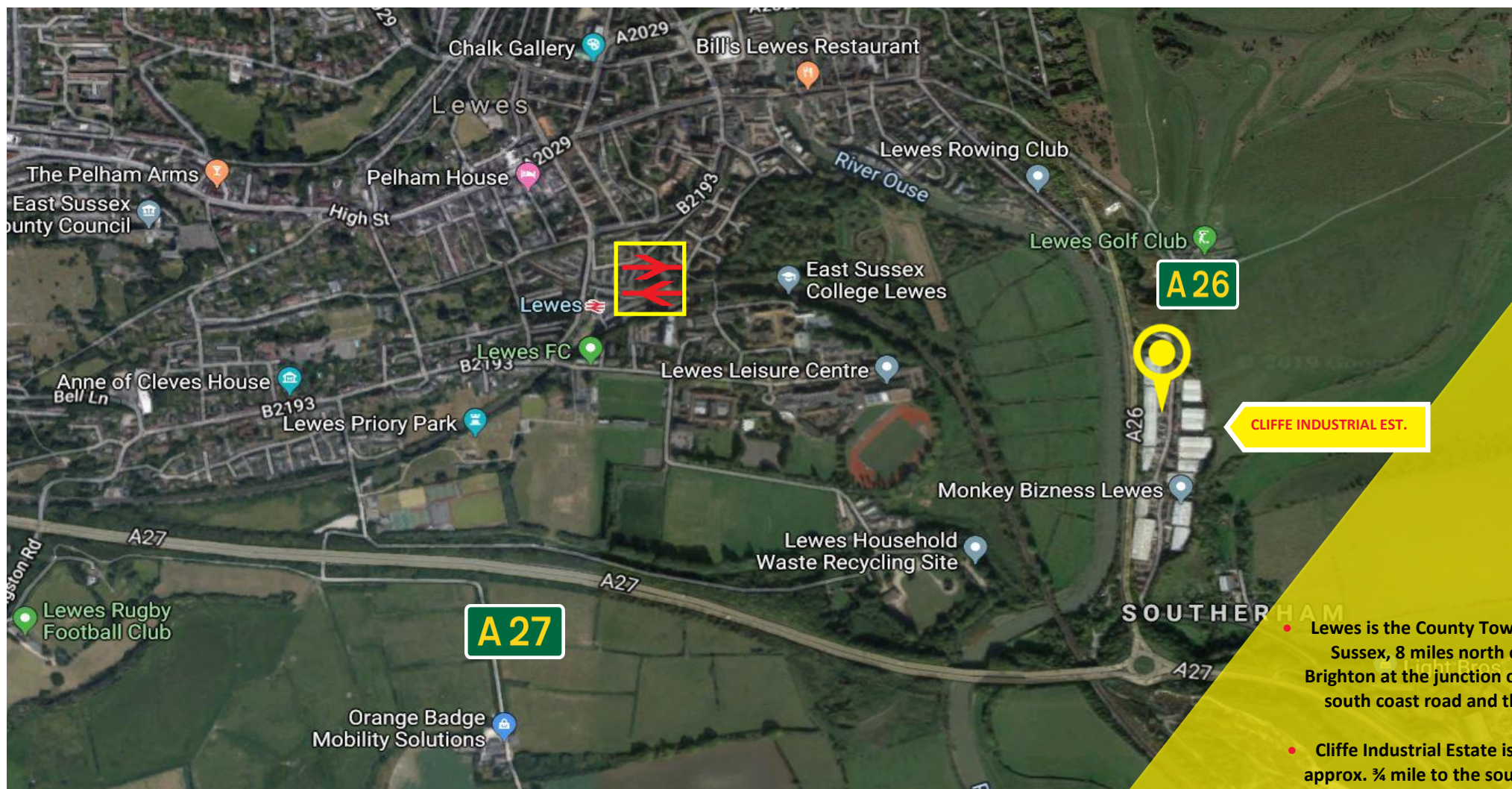
## Key Features

- B1, B2 & B8 Planning use
- Mezzanine offices with air conditioning
- Separate male & female WC facilities
- 3 phase electricity
- Gas supply
- Forecourt and loading area and onsite parking
- Situated one established industrial estate
- Adjacent to the A27

## Schedule of Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	218.26	2,349
Mezzanine Offices	49.45	532
<b>TOTAL (GIA)</b>	<b>267.71</b>	<b>2,881</b>

# Location



- Lewes is the County Town of East Sussex, 8 miles north east of Brighton at the junction of the A27 south coast road and the A26.
- Cliffe Industrial Estate is located approx.  $\frac{3}{4}$  mile to the south east of Lewes town centre with the railway station offering frequent services to London Victoria, Brighton & Gatwick.

## Terms

The unit is subject to an existing lease until August 2020 and following a redecoration is available on a short-term basis or by way of a new full repairing and insuring lease direct with the Landlord for terms to be agreed.

## Business Rates

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £16,000. The Uniform Business Rate (UBR) for this rateable value is 49.1p in the £ for 2019-2020 and therefore the payable charge is £7,856 per annum.

However, we would advise an interested party to confirm the accuracy of this information.

## EPC Rating

Energy Performance Rating: D-83

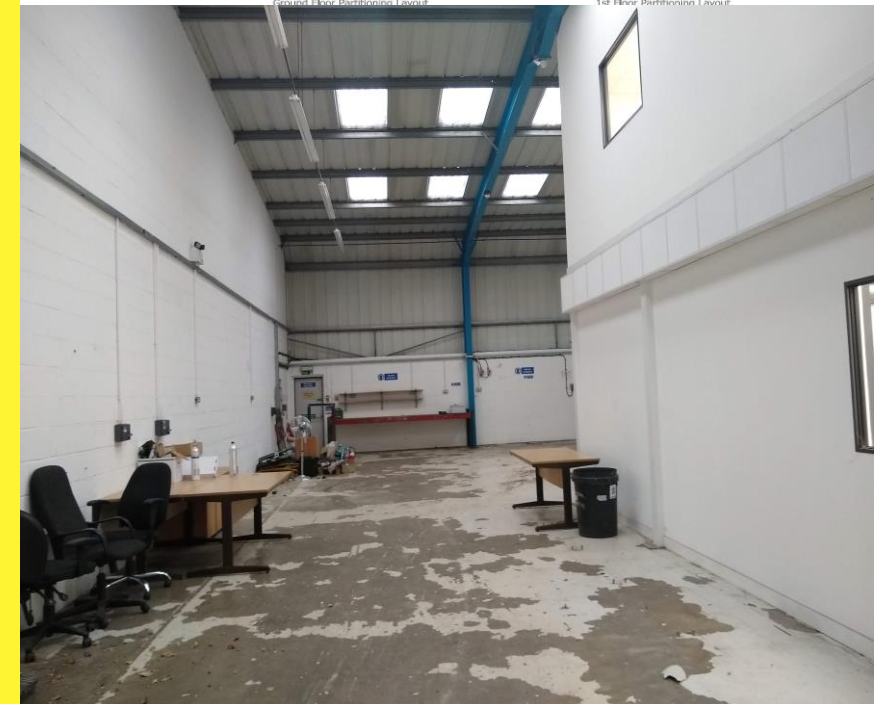
Certificate Reference No: 0990-0831-5100-8102-8006

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.



## Contacts

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**Subject to Contract**

**Date: October 2019**

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