



Unit 7 Malling Industrial Estate
Brooks Road, Lewes BN7 2BY

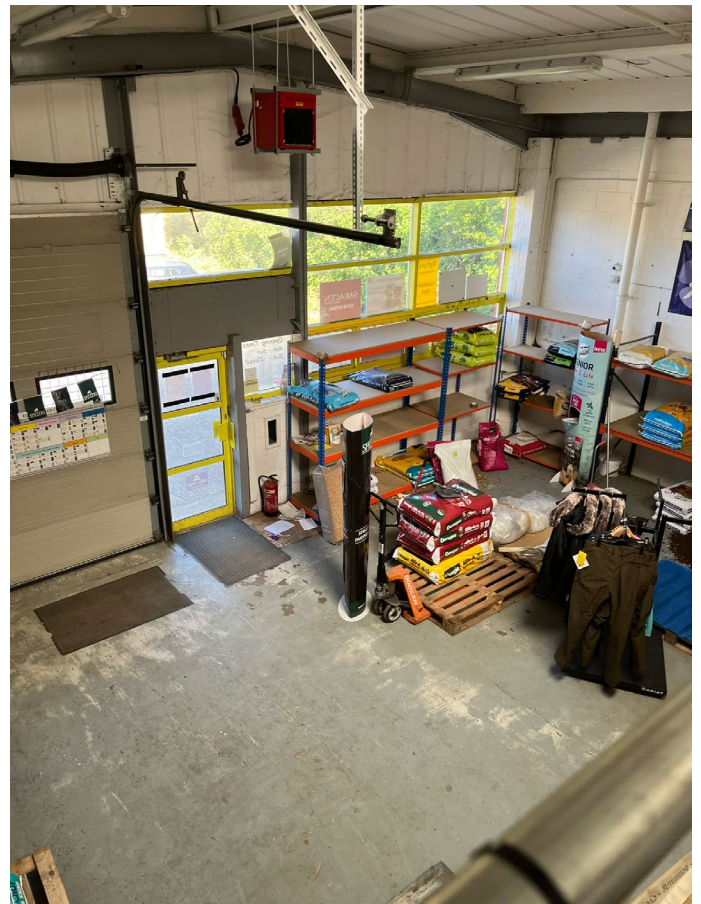
TO LET

INDUSTRIAL / WAREHOUSE UNIT

160.19 sq m (1,723 sq ft)

Key Features:

- Located on an established industrial estate
- Lewes town centre
- Open plan unit with mezzanine
- Allocated parking
- 3 phase electricity
- Roller shutter door
- New lease available
- Rent £17,500 per annum





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Location

Malling Industrial Estate is located in the popular town of Lewes, located off the A27 with access onto the A26 close by. The estate is well established and is located off of the busy Brooks Road with established occupiers such as Screwfix, City Plumbing and Howdens Joinery close by.

Accommodation

The unit is open plan industrial / warehouse at the front, with manual roller shutter and 4.39m minimum eaves height. To the rear is office and additional storage, kitchenette and 2 WCs. There is also a mezzanine above the rear section.

The property has the following approximate GIA:

Area	Sq Ft	Sq M
Ground Floor	1,374	105.69
First Floor (offices)	586	54.50
Total	1,723	160.19

EPC Rating

C - 73

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Planning

We understand the premises benefit from Class E / B8 use within the Use Classes Order (UCO) that came into effect on 1st September 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The premises are available by way of a new full repairing and insuring lease at a rent of £17,500 per annum with terms to be agreed.

Business Rates

Rateable Value (2023): £18,250

Other Costs

Service charge for current year: £998.90

Building Insurance for current year: £348.16

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT.

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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