



Unit 1

Holmes Hill Estate, Lewes, BN8 6JA

Extremely prominent position with elevation directly along the main A22 London to Eastbourne road. Warehouse/showroom unit to let

1,482 sq ft
(137.68 sq m)

- Prominent position on established trading estate
- Elevation 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	1,482 sq ft
Rent	£21,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

The estate comprises a series of retail units as well as warehouses and offices set in a delightful semi-rural position. Businesses at the development include outlets for furniture, a pottery studio and cafe.

Unit 1 has become available. It is located to the front of the estate, immediately by the entrance and with an elevation to the main A22 arranged as follows:

Internal width 11.66m (38' 3") x depth 11.79m (38' 9") overall 137.5 sq m (1482 sq ft)

Excellent window display to the front, tiled floor, Perspex roof panels providing good natural light and striplights. Within this space has been created a kitchen area and cloakroom together with store room.

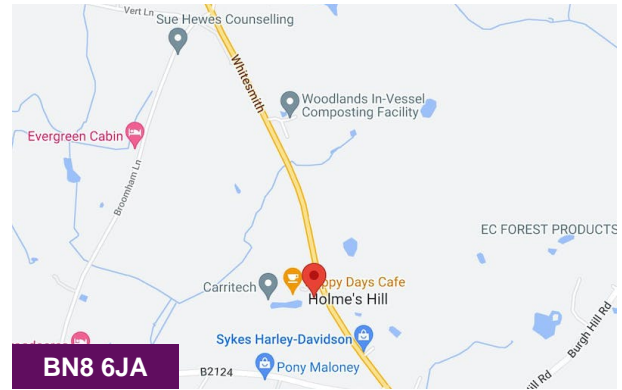
A new lease is available, length to be agreed on normal full repairing and insuring basis.

A further unit having the same dimensions is to be constructed immediately behind unit 1 and available either together or separately. Anticipated completion spring 2024.

A service charge is levied for contribution towards site maintenance and a further charge made for drainage. Lettings at the development are excluded from the renewal provisions of the Landlord & Tenant Act 1954.

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. Other major concerns close by include Sykes Harley Davidson dealership and Blackberry Farm.



Viewing & Further Information



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