

26 LEWES

UCKFIELD ROAD - RINGMER - NEAR LEWES - EAST SUSSEX - BN8 5RU



EXAMPLE CGI OF A26 LEWES

40,000 SQFT OF NEW BUSINESS UNITS SUITED TO VARIOUS USES

UNIT SIZES FROM

1,400 SQFT TO 20,000 SQFT (130 SQM TO 1,858 SQM)

DESIGN & BUILD OPPORTUNITIES

TO LET OR FOR SALE - PHASE ONE ON SITE NOW

PHASE 1 - NORTH PLOT

PHASE 1 PLAN



PHASE 1 SCHEDULE

	GROUND FLOOR	MEZZANINE	TOTAL	
Unit 1	1,938 sqft	646 sqft	2,584 sqft	240 sqm
Unit 2	1,938 sqft	646 sqft	2,584 sqft	240 sqm
Unit 3	1,938 sqft	646 sqft	2,584 sqft	240 sqm
Unit 4	1,938 sqft	646 sqft	2,584 sqft	240 sqm
Unit 5	1,615 sqft	538 sqft	2,153sqft	200 sqm
Unit 6	1,615 sqft	538 sqft	2,153sqft	200 sqm
Unit 7	1,615 sqft	538 sqft	2,153sqft	200 sqm
Total			16,795 sqft	1,560sqm

LARGER UNIT ENQUIRIES

Units can be combined to accommodate larger enquiries up to single units of circa 20,000 sq ft (1,858 sq.m)

LOCATION

The site benefits from prime main road frontage of approximately 250m along the main A26 between Lewes and Uckfield. The site is located directly opposite the Clayhill Service Station and Convenience Store and is situated 2.5 miles directly north of Lewes and 1.5 miles east of the village of Ringmer which offers a wide range of local services.

Ringmer sits between the County Town of Lewes to the south and Uckfield to the north whilst being equidistant from Brighton, Eastbourne and Newhaven Port. Transport links are excellent via the A26, A27, A22 & greater road networks. Lewes also benefits from excellent public transport links with comprehensive bus services which utilise the A26 between Uckfield and Lewes (route 28/29) with three bus stops outside the development. Lewes mainline railway station offers frequent services to London Victoria (64 minutes), Brighton (14 minutes) and Gatwick (34 minutes). Uckfield to the north also has services to London Bridge.



PHASE 2 PLAN

Subject to planning.



PHASE 2 SCHEDULE

	GROUND FLOOR	MEZZANINE	TOTAL	
Unit 1	1,044 sqft	344 sqft	1,388 sqft	129 sqm
Unit 2	1,399 sqft	463 sqft	1,862 sqft	173 sqm
Unit 3	1,152 sqft	389 sqft	1,541 sqft	143 sqm
Unit 4	1,152 sqft	389 sqft	1,541 sqft	143 sqm
Unit 5	1,399 sqft	463 sqft	1,862 sqft	173 sqm
Unit 6	1,044 sqft	344 sqft	1,388 sqft	129 sqm
Unit 7	1,152 sqft	389 sqft	1,541 sqft	143 sqm
Unit 8	1,399 sqft	463 sqft	1,862 sqft	173 sqm
Unit 9	1,044 sqft	344 sqft	1,388 sqft	129 sqm
Total			14,373 sqft	1,336sqm

LARGER UNIT ENQUIRIES

Units can be combined to accommodate larger enquiries up to single units of circa 20,000 sq ft (1,858 sq.m)

DEVELOPMENT OPTIONS & SUMMARY

- Phase 1 Planning Approved and starts on site New Year 2025
- Ready for occupation end of 2025
- Alternatively, the site can accommodate a single unit up to 20,000sqft
- Custom design options available for Phase 2 (subject to planning)
- For Sale or To Let
- Specification to be agreed.

DESIGN OPTIONS

Alternative unit layouts can be discussed and agreed, subject to planning. Expressions of interest are sought from tenants and owner occupiers.

THE A26 LEWES DEVELOPMENT

A26 Lewes is an exciting regeneration project providing a mixed-use development with consent for flexible business space units fronting the main A26 with a new housing development to the rear of the site. It will offer rarely available new Business Units, with prime road frontage, which can be designed with your business in mind. Its an ideal environment for your business to flourish on a new business campus with custom designed units from 1,400sqft -20,000sqft.

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EPC

To be confirmed

SERVICE CHARGE

Each unit will pay a pro-rata service charge for commercial services applicable to the business units and the scheme in general.

VAT

The purchase price/rental will be subject to VAT at the standard rate.

BUSINESS RATES

Each occupier is responsible for the business rates for each unit that they occupy.

USE

The units have Class E use, subject to certain use restrictions.

LEGAL COSTS

Each party will be responsible for their own legal costs.

SPECIFICATION

KEY FEATURES

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- 3 phase electricity, mains water and telecoms ducting will be available
- Electric roller shutter loading doors
- High quality micro-rib cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces
- 24 hour access

The developer reserves the right to vary the specification through the build process, subject to design and regulation requirements.

FOR FURTHER INFORMATION CONTACT SOLE AGENTS



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