



Retail Warehouse Unit To Let – 23,678 sq ft

## LOCATION

Lewes is an attractive and historic county town located approximately 50 miles south of London, 7 miles north-east of Brighton and 12 miles west of Eastbourne. The district of Lewes has a resident population of c. 100,000. The town benefits from strong transport links, with the A27 providing east-west connectivity along the south coast, linking to the A23/M23 for direct access to London. Lewes railway station offers regular services to London Victoria, Brighton and Gatwick Airport.

Brooks Road is located within the industrial area of Lewes, in close proximity to the A27, proving excellent accessibility. It is home to a strong mix of trade, warehouse and retail occupiers including **Majestic Wines, Aldi, Tesco, Wenban Smith, Wild Nutrition, Screwfix, Howdens** and **City Plumbing**.

## ACCOMMODATION

The property comprises a steel framed retail warehouse unit with part brick and steel cladding under a pitched roof. The unit is arranged over ground floor, with the following approximate net internal floor area:-

<b>Gross Internal Area</b>	<b>2,200 sq m</b>	<b>23,678 sq ft</b>
----------------------------	-------------------	---------------------

The property benefits from approximately 40 parking spaces.

## TERMS

The property is available by way of a new full repairing and insuring lease at a commencing rent of **£290,000 per annum**.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

## RATING ASSESSMENT

Current Rateable Value	£216,000
------------------------	----------

Prospective occupiers should make their own enquiries to verify this information.

## ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

Jack Pearman

01892 707511

07483 361559

[jpearman@cradick.co.uk](mailto:jpearman@cradick.co.uk)

Andrew Morrish

01273 617141

07919 172115

[amorrish@cradick.co.uk](mailto:amorrish@cradick.co.uk)

Subject to Contract and Exclusive of VAT

[www.cradick.co.uk](http://www.cradick.co.uk)

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001





**CITY  
PLUMBING  
SUPPLIES**

**SCREWFIX**

PORTMAN  
smile clinic

  
**HOWDENS**

**TESCO**



**SIG** ROOFING

  
**HARVEY'S  
BREWERY**

TIMBER MERCHANTS EST 1870  
**WENBAN-SMITH** >

**WILD NUTRITION®**

**Majestic**   
wines • beers • spirits

  
**ALDI**

100 m

200 m