



OFFICE TO LET

## UNIT 2, COBBE BARN

Cobbe Place Farm, Beddingham, Lewes, BN8 6JU

Superb semi-inclusive offices to let in converted  
barn on A27 close to Lewes

732 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	732 sq ft
<b>Rent</b>	£13,500 per annum inclusive of utilities, exclusive of rates, VAT & all other outgoings.
<b>Rates Payable</b>	£6,611.75 per annum Subject to status a an additional tapered discount may be available reducing the rates payable on this property as the property sits in the range of £12,000 to £15,000 rateable value.
<b>Rateable Value</b>	£13,250
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (48)

## Description

Forming part of a converted barn the space comprises an open plan office space with exposed beams looking out onto an open courtyard. In addition the incoming tenant will also have the use of shared kitchen, WC & meeting room facilities. It should also be noted that the landlord has also had Fibre Optic internet run into the building.

## Location

The subject property is situated on the southern side of the A27 close to the Beddingham roundabout near the historic market town of Lewes. Brighton City Centre is approximately 12 miles to the west whilst Newhaven 6 miles to the south & Eastbourne 13 miles to the east.

## Accommodation

The accommodation comprises the following areas:

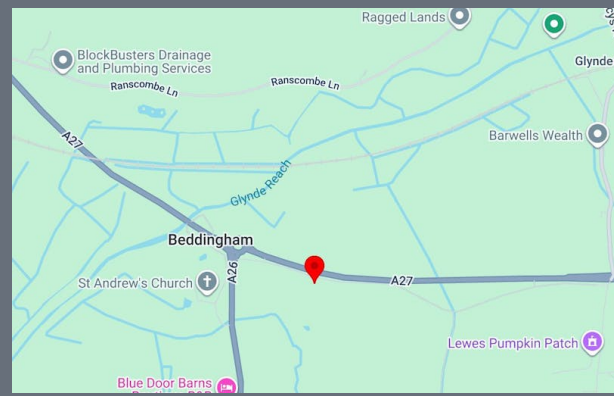
Name	sq ft	sq m
Ground - Office	732	68.01
<b>Total</b>	<b>732</b>	<b>68.01</b>

## Terms

Available by way of a new lease or licence for a term to be agreed for a minimum term of 1 year at rental of £13,500 per annum payable quarterly in advance inclusive of utilities, internet & service charge exclusive of rates, VAT, telecoms & all other outgoings. A rent deposit will be required subject to status.

## AML

Anti Money Laundering checks will be required & applicants who need these will be charged a fee of £50 plus VAT each.



## Get in touch

**James Hawley**

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james@eightfold.agency

**Max Pollock**

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max@eightfold.agency

## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 25/11/2025



# Energy performance certificate (EPC)

Unit 2  
Cobbe Barns  
Beddingham  
Lewes  
BN8 6JU

Energy rating

**B**

Valid until: **20 March 2032**

Certificate number: **2479-0061-0693-9226-1511**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

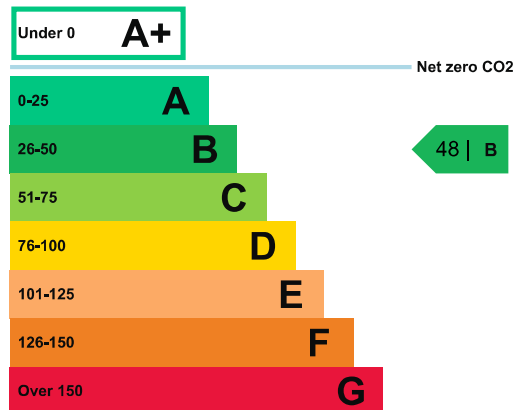
295 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 | A

If typical of the existing stock

63 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	55.01
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Primary energy use (kWh/m <sup>2</sup> per year)	325
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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8558-2214-1222-5415-1052\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Robert Beatty
Telephone	07768 053030
Email	<a href="mailto:bob.beatty@addam.co.uk">bob.beatty@addam.co.uk</a>

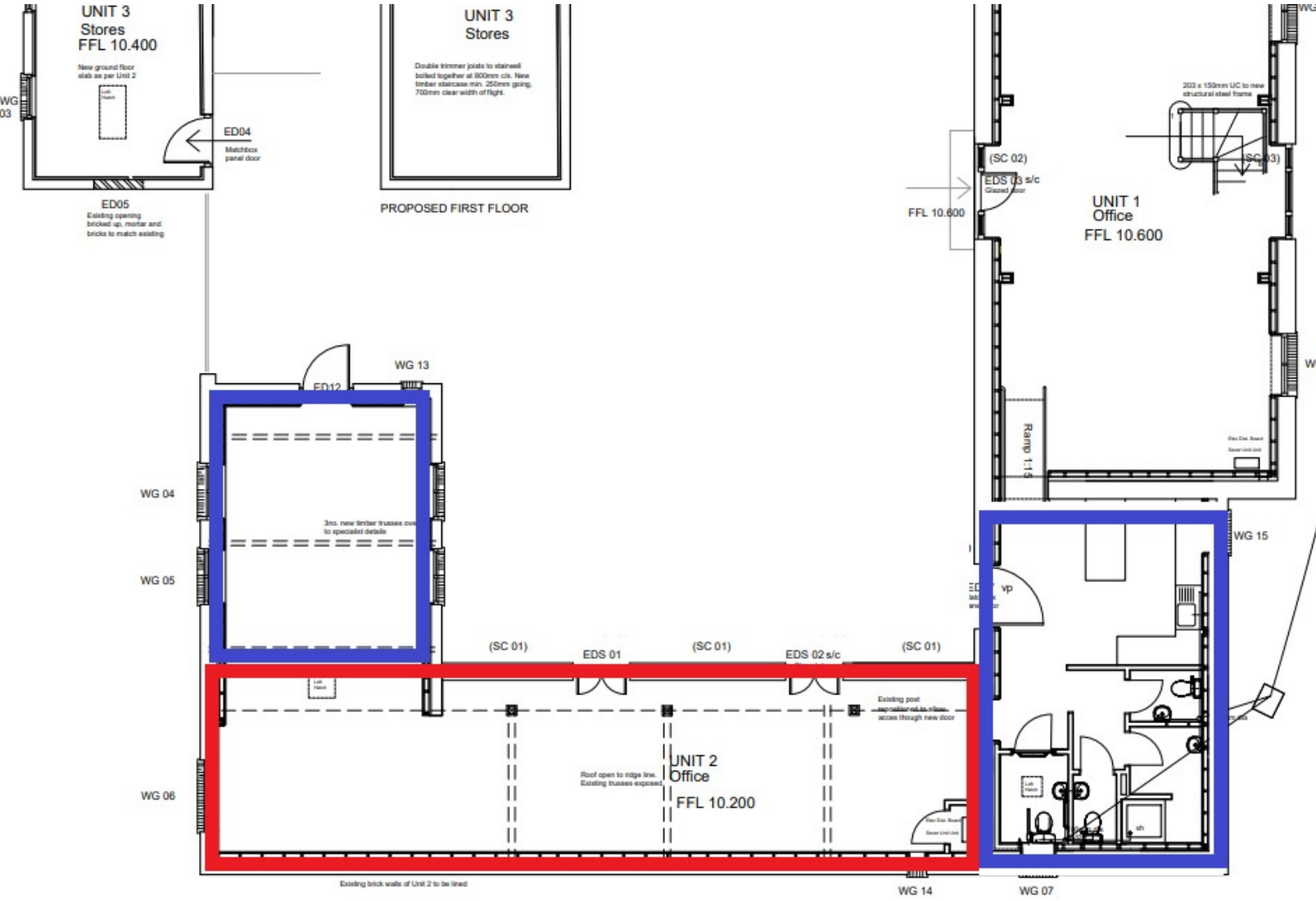
### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/013946
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	ADDAM Ltd T/A RBA Surveyors
Employer address	19 Benson Road, Henfield, West Sussex, BN5 9HY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 February 2022
Date of certificate	21 March 2022

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Architectural floor plan showing three units: Unit 3 Stores, Unit 2 Office, and Unit 1 Office. The plan includes structural details like trusses, doors, and windows, along with annotations for construction and materials.

**UNIT 3 Stores**  
FFL 10.400

New ground floor slab as per Unit 2

ED04 Matchbox panel door

ED05 Existing opening bricked up, mortar and bricks to match existing

**UNIT 3 Stores**

Double timber joists to standard bolted together at 800mm c/c. New timber staircase min. 250mm going, 700mm clear width of flight.

**PROPOSED FIRST FLOOR**

WG 03

WG 04

WG 05

WG 06

WG 13

ED12

3no. new timber trusses cut to specialist details

(SC 01)

EDS 01

(SC 01)

EDS 02 s/c

(SC 01)

Existing post - rep/alter table to allow access through new door

Ramp 1:5

(SC 02)

EDS 03 s/c Glazed door

**UNIT 1 Office**  
FFL 10.600

200 x 150mm UC to new structural steel frame

WG 14

WG 07

WG 15

**UNIT 2 Office**  
FFL 10.200

Roof open to ridge line. Existing trusses exposed.

Existing brick walls of Unit 2 to be lined