



Ashdown Barn, Broyle Place Farm  
Ringmer, Lewes, East Sussex, BN8 5PW

**TO LET**

## Large Warehouse / Barn Unit 10,310 sq ft / 957.8 sq m

### Key Features:

- Flexible lease terms considered
- Located on secure business estate
- 6 parking spaces
- CCTV security
- Electric roller shutter door
- 3 phase power supply
- High speed internet
- Rent £65,000 +VAT





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## Location

Broyle Place Farm is a business space complex to east of Ringmer and Lewes, on the B2124 (Laughton Road), between the A26 and A22, which comprises of a number of offices, industrial units.

The estate has good vehicle access and parking, and benefits from onsite security and CCTV.

## Description

The unit is centrally located on the business estate with an internal office, further storage room, kitchenette and WCs. The unit has an electric roller shutter door (approximately 4.50m wide x 4.50m high) and pedestrian access points. The eaves height ranges from 3.38m to 6.3m.

The unit comes with 6 parking spaces.

## Accommodation

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground	10,310	957.8
Total	10,310	957.8

## EPC

We understand the property has an EPC rating of C-53.

## 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 and their required use.

## Terms

The premises are available by way of a new full repairing and insuring lease at a rent of £65,000 + VAT per annum with terms to be agreed.

Service charge: £2,937.60 per annum  
Insurance: £1,532.04 per annum

## Business Rates

Rateable Value (2023): £48,250

## VAT

VAT is applicable.

## Legal Fees

Each party to bear their own legal costs incurred.

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.

20 March 2026

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas  
w.thomas@flude.com  
07786 234006  
www.flude.com

