



The Cloisters
Broyle Place Farm, Ringmer BN8 5SD

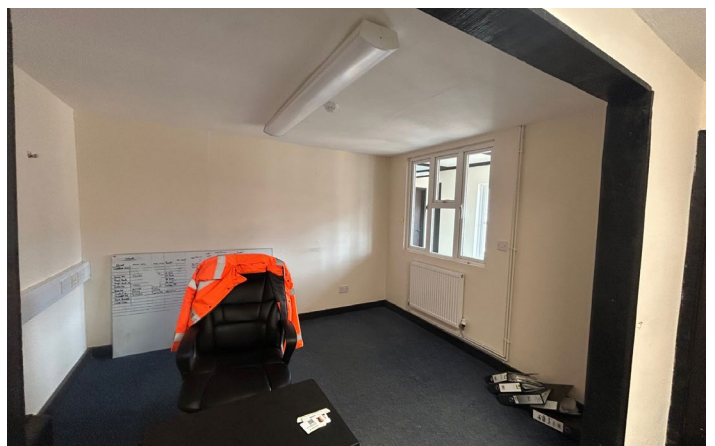
TO LET

OFFICE SUITES TO LET

18.8 - 45 SQ M (202 - 486 SQ FT)

Key Features:

- Flexible office space accommodation
- Semi-rural business space
- High speed internet
- Phone lines provided for quick set-up
- Available for immediate occupation
- Car parking included
- Flexible terms





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Location

Broyle Place Farm comprises a number of offices, business units and workshops accessed from the B2124 Ringmer to Laughton Road.

This road meets with the A22 Eastbourne to London Road at Golden Cross.

Accommodation

The Cloisters is set around a gravelled courtyard and comprises single story office suites with shared cloakrooms and kitchen facilities in the main building.

Each suite has at least 1 allocated parking space.

We are advised there is also a fast internet service available, charged separately.

Current Availability

Suite 6: 18.8 sqm (202 sq ft)

Suite 8: 26.2 (284 sq ft)

EPC

D - 88

Planning

We understand the premises benefit from Class E use within the Use Classes Order (UCO) that came into effect on 1st September 2020.

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.

Terms

Agreements available from just one year. Rent subject to fair usage of services provided. The landlords produce their own tenancy agreements providing for quick and easy occupation.

Suite 6: £550 pcm

Suite 8: £725 pcm

Business Rates

Rateable Value (2023)

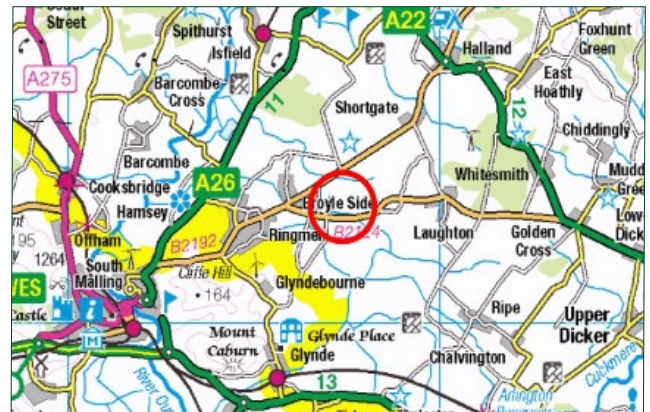
Suite 6: £2,950

Suite 7/8: £3,850

VAT & Legal Fees

VAT is applicable.

Each party to bear their own legal costs incurred.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com

01273 727070

www.flude.com

