

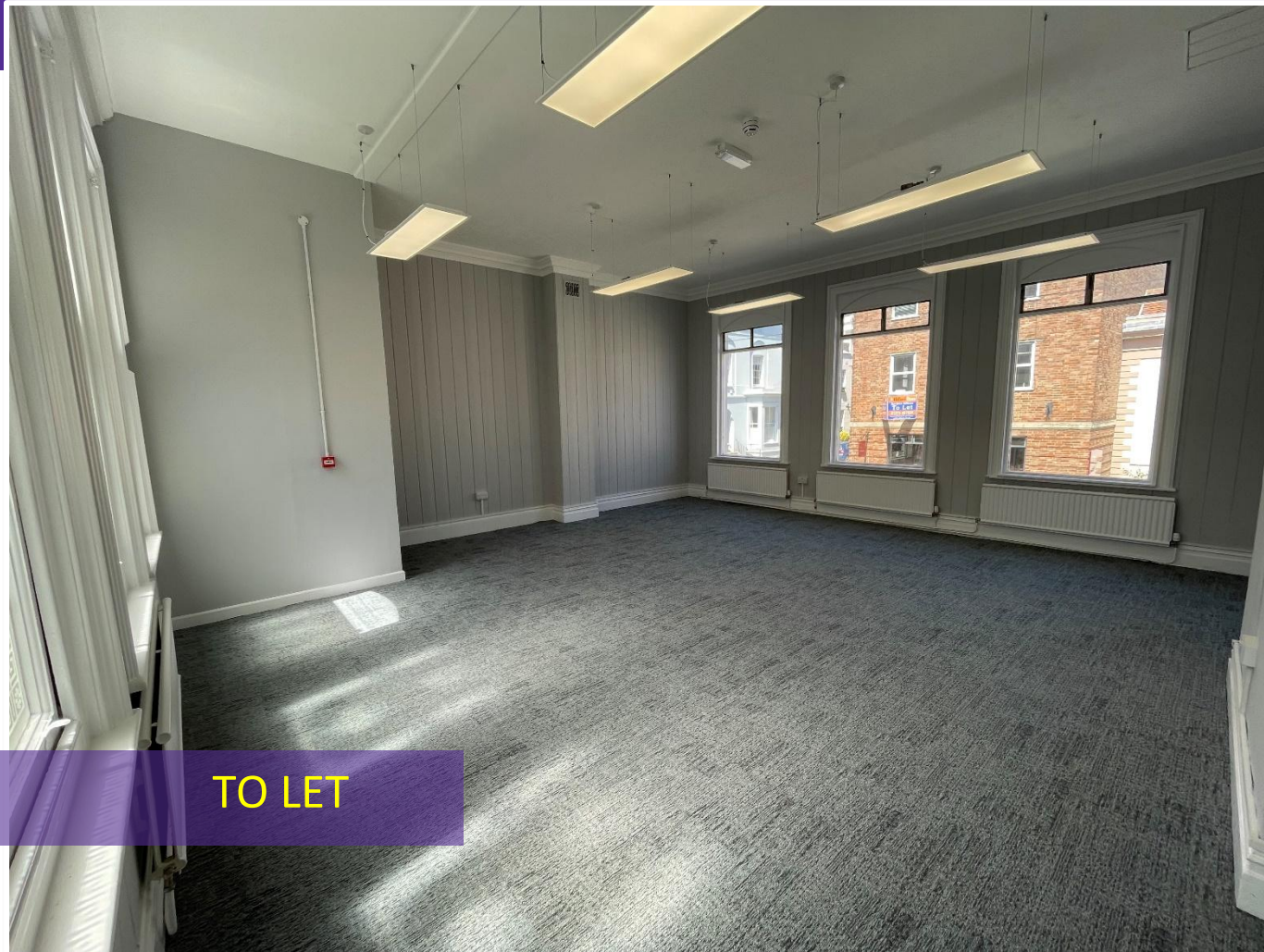
# FULLY REFURBISHED SELF-CONTAINED SERVICED OFFICES

Office suites from 235 – 1,500 sq.ft. (21.83 – 139.35 sq.m)



**Oakley**

Your Sussex Property Expert



**TO LET**

## 20 High Street, Lewes, BN7 2LN

- Newly refurbished
- Flexible short-term offices
- Central Lewes location
- Immediate occupation
- All inclusive

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## LOCATION

Lewes is the county town of East Sussex, nestled within the Southdowns National Park, with a direct fast train service to London. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Additionally, Lewes offers a wide range of popular cafés, old inns and restaurants as well as a farmers' market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approximately 4 miles from Lewes. High quality sports facilities, including pool, track, and tennis courts, as well as County and Regional teams representing football, rugby, cricket and hockey, offering great opportunities for adults and children alike, are all within easy walking distance of the property. Highly regarded primary schools are an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN7 2LN.

## DESCRIPTION

These newly refurbished office suites are located on the first floor and second of the ex-Steamer Trading Cook Shop and are self-contained via a side entrance through the tunnel. The offices benefit from a shared kitchen and WC facilities. Further benefits include entry phone system, sash windows, new carpeting and central heating.

## ACCOMMODATION & RENT

The accommodation briefly comprises:

	<i>SQ.FT</i>	<i>SQ.M</i>	<i>OIRO</i>
<i>Office 1</i>	<i>584</i>	<i>54.25</i>	<i>£18,500 pa inc</i>
<i>Office 2</i>	<i>186</i>	<i>17.32</i>	<i>£6,000 pa inc</i>
<i>Office 3</i>	<i>235</i>	<i>21.83</i>	<i>£7,500 pa inc</i>
<i>Office 4</i>	<i>495</i>	<i>46.06</i>	<i>£16,000 pa inc</i>

\*Rents are inclusive of rates and service charge but exclusive of telephones and broadband.

## LEASE TERMS

The rooms are available on a short term basis.

## EPC

The offices have an EPC rating of D – 82.

## BUSINESS RATES

The Rateable Value from April 2026 provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) for the offices are outlined below. The Uniform Business Rate for the current financial is 49.9p in the £, making the Rates Payable (RP) as follows;

The RV for Office 1 is £10,000 making the RP circa £4,990

The RV for Office 2 is £4,200 making the RP circa £2,095.80

The RV for Office 3 is £3,600 making the RP circa £1,796.40

The RV for Office 4 is £8,400 making the RP circa £4,191.6

However, if the total of the desired units have a rateable value lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Commercial.

## CONTACT

Main switchboard: 01273 688882

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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



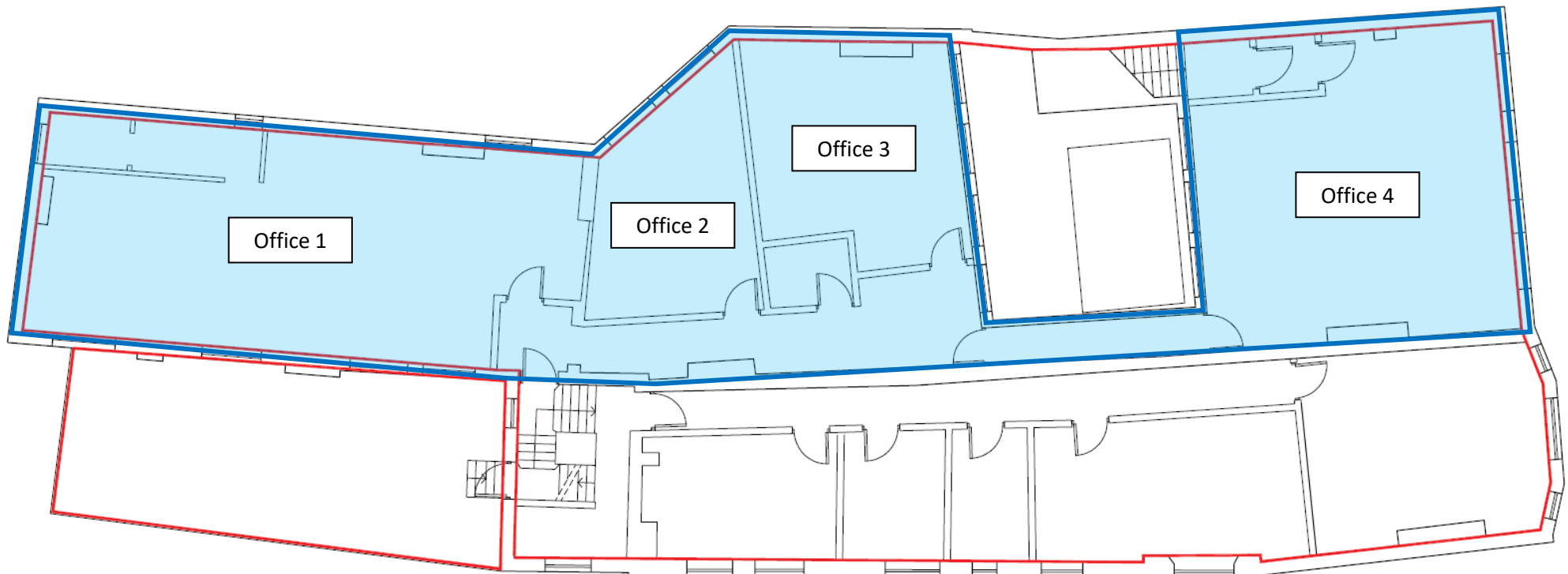
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