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**TO LET**

**OFFICE – 1,273 SQ FT (118.26 SQ M)**

**Part Ground Floor, Sackville House, Brooks Close, Lewes, East Sussex, BN7 2FZ**

**LOCATION**

The property is situated at the junction of Southdown Road and Brooks Close on the Brooks Road Business Park on the Northern edge of Lewes town centre. The property is well located and can be accessed via Brooks Road off the A2029 or alternatively via Church Lane and Mayhew Way off the A26.

Lewes is the county town of East Sussex and is located approximately 9 miles East of Brighton, 17 miles North West of Eastbourne and 50 miles South of London. Lewes is served by a mainline station which provides regular service to London Victoria (70 mins), Brighton (14 mins) and Gatwick (33 mins).

**DESCRIPTION**

Sackville House is a modern 3 storey office building. The available suite is on the ground floor and comprises open plan office space and is furnished with work stations.

The office is accessed via a manned reception area and benefits from comfort cooling, raised access floors, gas central heating, 2 passenger lifts, male and female WC's, showers and double glazed windows.

The suite offers 5 car parking spaces.

**ACCOMMODATION (IPMS 3)**

	SQ FT	SQ M
Ground Floor Suite 1	1,273	118.26

**AMENITIES / OPPORTUNITY**

- Open plan office space fitted with workstations
- Manned reception
- PV Panels generating power for common parts
- Comfort cooling
- Raised access floors
- 2 passenger lifts
- Male and female WCs and showers
- Gas central heating
- 5 car parking spaces

**RENT**

£25,460 per annum exclusive (£20.00 per sq ft exc)

**TERM**

The property is available by way of a new FRI lease for a term of years to be agreed.

**RATES**

Rateable value to be reassessed.

**VAT**

VAT will be chargeable on the terms quoted.

**SERVICE CHARGE**

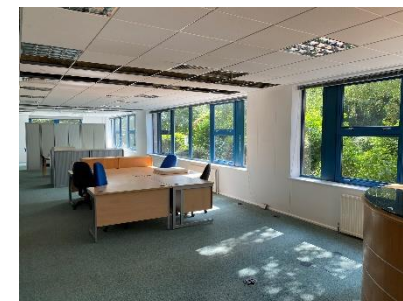
Service charge information is available on request.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of D.



**VIEWINGS – 01273 876 200**

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