



UPON THE INSTRUCTIONS OF

FORMER POLICE VEHICLE WORKS BUILDING
SUITABLE FOR DEVELOPMENT (STP)
SURPLUS SITE DUE TO RELOCATION



ASTLEY HOUSE
SPITAL ROAD | LEWES | BN7 1PW

20,507 SQ FT
0.66 ACRES

FREEHOLD FOR SALE
WITH VACANT POSSESSION

HISTORIC MARKET TOWN | GREAT TRANSPORT LINKS TO BRIGHTON, GATWICK AND LONDON

LOCATION

- ▶ Astley House is located on Spital Road, a short distance to the West of the vibrant and thriving historic town centre of Lewes.
- ▶ The City of Brighton & Hove is only 8 miles away.
- ▶ Transport communications from the town are good. The A27 connects to Brighton & Hove, a short distance to the west, and to Eastbourne in the east, while mainline rail services are available from the town centre connecting to central London (in just over an hour), Brighton & Hove and Gatwick Airport.

LEWES

- ▶ Lewes is the county town of East Sussex and sits in the heart of the South Downs National Park.
- ▶ The impressive county town is steeped in history & heritage with a flourishing cultural scene.
- ▶ An affluent town with a population of approximately 17,000 people and a catchment area in the region of 100,000 residents.
- ▶ Well regarded local schools including a number of excellent primary schools, Lewes Priory secondary school and Lewes Old Grammar School.
- ▶ The main campuses of Sussex University and University of Brighton are only 4 miles away at Falmer, as is the AMEX Stadium, the home of Brighton & Hove Albion.



Cliffe High Street



The Grange



Harvey's Brewery



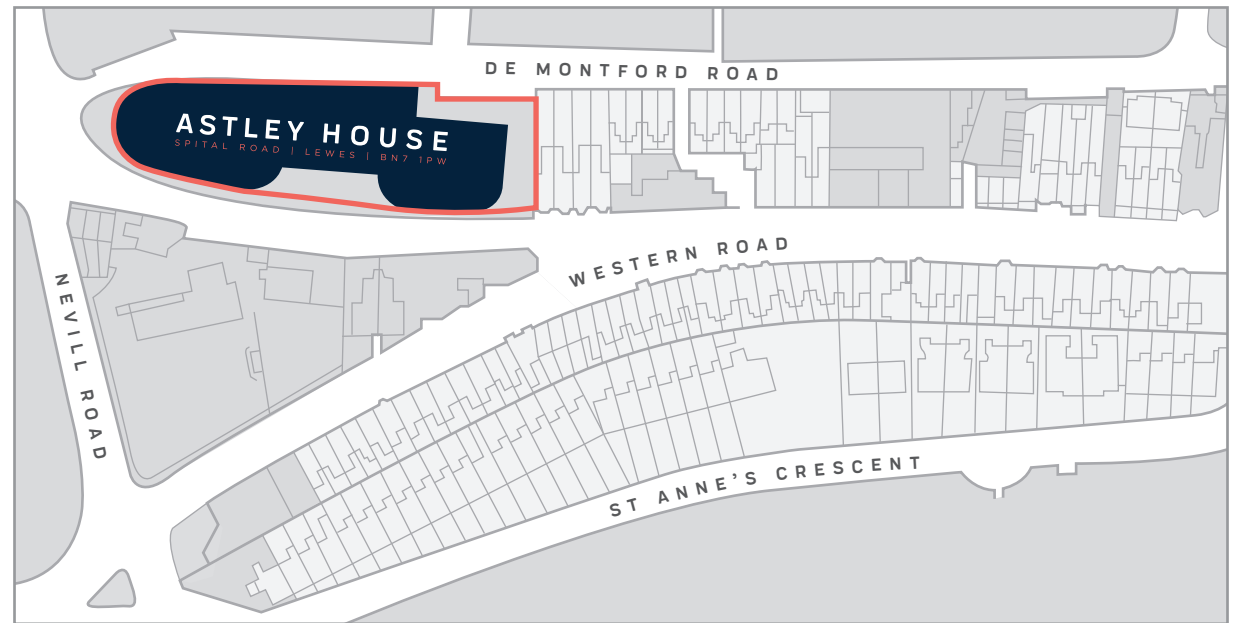
DESCRIPTION

- ▶ The property comprises a former vehicle workshop and stores which up until recently has been operated by Sussex Police. Externally there are yards, surface car parking and a fuel filling pump.
- ▶ The building could be retained in its current use.
- ▶ Unique opportunity to acquire a development opportunity in this historic Market town.
- ▶ Site suitable for redevelopment subject to planning.



ACCOMMODATION

GROUND FLOOR – MAIN WAREHOUSE	16,959 SQ FT	(1,575.5 SQ M)
GROUND FLOOR – ANCILLARY OFFICES AND STORES	1,589 SQ FT	(147.6 SQ M)
FIRST FLOOR – OFFICES, STORES AND ANCILLARY ACCOMMODATION	1,589 SQ FT	(147.6 SQ M)
MEZZANINE – ANCILLARY ACCOMMODATION	370 SQ FT	(34.3 SQ M)
TOTAL	20,507 SQ FT	(1,905 SQ M)
	TOTAL SITE	0.66 ACRES (0.27 HA)



TOWN PLANNING

- ▶ South Downs National Park is the local Planning Authority.
- ▶ Emerging Neighbourhood Plan under preparation.
- ▶ Residential Development is anticipated.
- ▶ Information is given for guidance purposes only, prospective purchasers should make their own enquiries.

METHOD OF SALE

Offers invited for the freehold interest.

GUIDE PRICE

£3.95 million.

VAT

We are advised that the property is not elected for VAT and therefore VAT is not payable.

LEGAL COSTS

Each party is responsible for their own legal fees.

EPC

D-97

MICROSITE

For further information regarding plans, title documents and EPCs please visit: <http://property.shw.co.uk/Astley-House-/Overview>

MISREPRESENTATION ACT: (i) These particulars are set out as general outline only, for the guidance of intended purchasers or lessees, and do not constitute part of any offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Jones Lang LaSalle has any authority to make or give any representation or warranty whatever in relation to this property; (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Prepared August 2018 | JOB4430 - Designed by [threesixtygroup](#)



PETER COLDBREATH

e: pcoldbreath@shw.co.uk

t: 01293 441309

EMMA HARDS

e: ehards@shw.co.uk

t: 01273 876203

JAMES BRYANT

e: jbryant@shw.co.uk

t: 01273 876252