

# CREATIVE BUSINESS SPACE IN LEWES

1,243 sq ft (115.49 sqm)



**Oakley**

Your Sussex Property Expert



**TO LET / FOR SALE**

## UNIT 4, ATELIER COURT, BROOKS ROAD, LEWES BN7 2FX

### 'CREATIVE BUSINESS SPACE IN LEWES'

- Fitted out to the highest spec
- Unrivalled location
- Pre-installed rear mezzanine
- Class E Use
- Allocated parking

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## LOCATION

Atelier Works occupies a central location within the heart of the historic town of Lewes, within the South Downs National Park. The studio will offer your business a sustainable location, with easy access to Lewes Bus and Rail Stations, as well as the A23/M23 London/Brighton corridor, via the Lewes by pass and A27. Both staff and customers will find your location readily accessible with a convenient walk through Lewes and along the river walkway.

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

## DESCRIPTION

The unit is designed to accommodate the widest possible range of business types that can operate within the 'Class E' use category, for example makers, artists, designers and more traditional office uses. The development is already home to a mix of new occupiers including Go Fitness, Furniture Now, Sussex Audiology, Christmas & Company Solicitors, Iconic Computers & Sideline Clothing.

## ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Ground Floor</i>	<i>821</i>	<i>76.28</i>
<i>Mezzanine</i>	<i>422</i>	<i>39.21</i>
<b><i>Total Accommodation</i></b>	<b><i>1.243</i></b>	<b><i>115.49</i></b>

## LEASE TERMS

The premises is available to let by way of a new lease on terms to be agreed. Alternatively, the premises is available to purchase on a long leasehold basis.

## PRICE

**Rent** - £29,000 per annum exclusive.

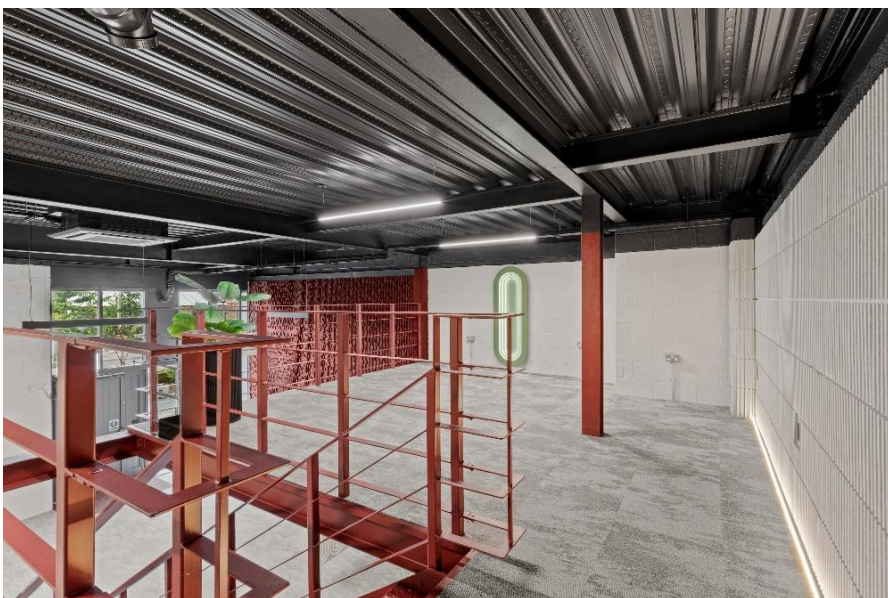
**Sale** - £415,000 exclusive.



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## USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

## BUSINESS RATES

The Rateable Value for the current financial year (2025-2026) provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £15,000.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is A-19.

## LEGAL FEES

Each party is responsible for their own legal fees.

## VAT

VAT is applicable.

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake AML checks on all prospective purchasers, to include ID & proof of address checks. We will also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we require company structure and checks for majority shareholders. Further information can be provided on request.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



**James Hamblyn**

01273 627 411

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**David Marsh**

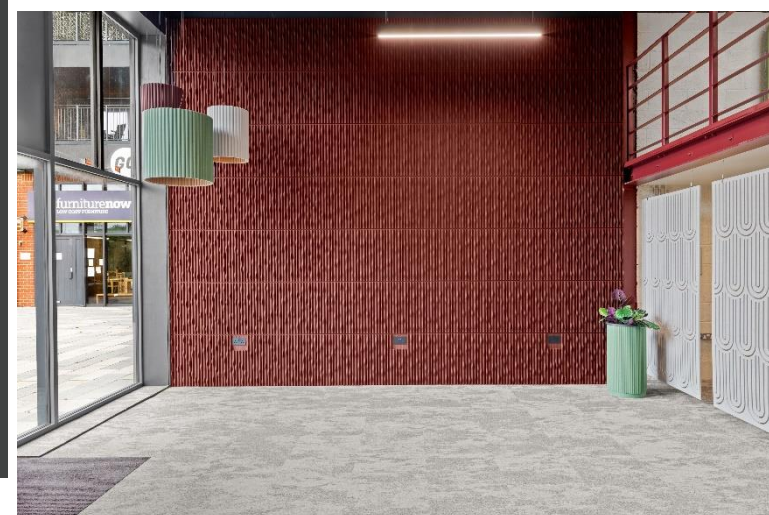
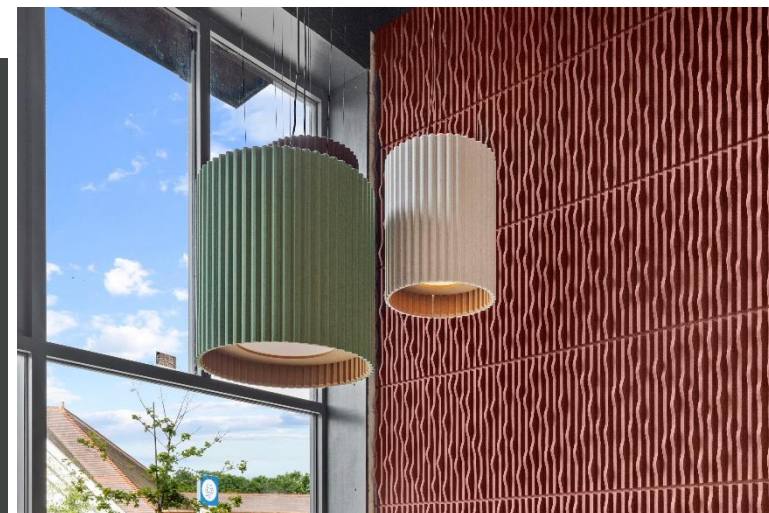
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All images, maps, plans and boundaries are for reference purposes and not to scale.

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