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Delightful Character Offices 3 Miles North Of Lewes
To Let Or For Sale Freehold
THE CLEVES SUITE, MEADOW BUSINESS CENTRE
UCKFIELD ROAD, RINGMER, LEWES BN8 5RW



LOCATION

Meadow Business Centre is located 3 miles north of Lewes off the A26 on the old Uckfield Road just to the south of **The Cock** public house. Approach is via a private driveway, the entrance being almost opposite **Goldcliffe Nurseries**. Meadow Business Centre is a development of former farm buildings which were expertly converted some years ago to provide individual office suites of great character many with a wealth of feature beams. Other occupiers include Unicorn Publishing, Profile Productions and Tomango Marketing.

ACCOMMODATION

The premises comprise a single storey office suite divided into a main office area plus second meeting/storage area arranged as follows:

Main office	Internal width	14'	(4.3m)
	Depth	56'	(17.1m)
		784 sq ft	(72.8 sq m)

Multiple entrances, windows to front and rear, various beams, wall uplighters, ceiling-mounted downlighters, laminate floor, 2 Xpelair Digitemp heating/cooling units, patch panel + category 5 cabling.



Also within this area are:

2 cloakrooms with low level w.c.s + handbasins.

Kitchenette having sink unit with cupboards under and built-in fridge + a hanging cupboard.

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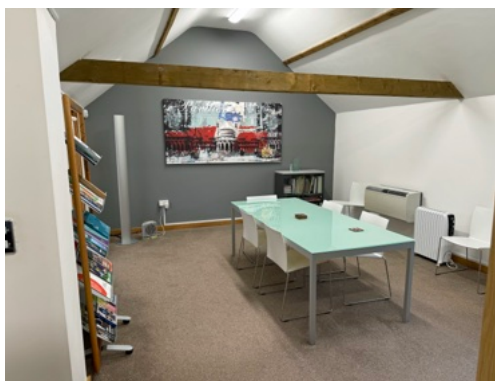
2. Cleves Suite, Meadow Business Centre, Ringmer

Meeting area

14' x 28' (4.3m x 8.5m)

392 sq ft (36.4 sq m)

Currently used for meeting room/
storage being triple aspect with tiled
floor, beams, twin doors to garden at
rear + wide glazed door to car park,
Xpelair Digitemp heating/cooling unit,
wall uplighters and ceiling-mounted
downlighters.



Total Usable Area 1,176 sq ft (109.3 sq m)

Outside To the rear of the building is a grassed area with views across
fields. To the front is a gravelled car parking area shared with
other occupiers. There are 6 spaces allocated to this suite.

TERMS New 10 year lease on a normal full repairing and insuring
basis with a review after 5 years.

Rent £14,500 per annum exclusive of rates.

Alternatively Freehold for sale with vacant possession £235,000.

RATES Rateable value: £12,750 UBR (25/26): 49.9p
Local Authority: Lewes

N.b. Eligible businesses occupying a property with a rateable
value of less than £15,000 may be entitled to small business
rate relief with properties having a rateable value of £12,000
or less paying no rates. Further details may be found at
www.gov.uk/apply-for-business-rate-relief.

SERVICE CHARGE There is a service charge for a contribution to maintenance
of the common areas including the landscaping, driveway,
electric entrance gate and sewage system. The current
charge is £468.75 per quarter.

VAT VAT will be charged on the rent/freehold price and
service charge.

EPC The owner has been advised that a new energy
performance certificate is required.

SERVICES The mention of any appliances and/or services in these details
does not imply they are in full and efficient working order.

VIEWING Strictly by prior appointment with agents, **Lawson
Commercial.**

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Accred. No.A6545



Membership No.T01611

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to ensure the accuracy of these particulars,
no responsibility is assumed by purchasers
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intended to form the basis of any
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statements or representations of fact.
All properties are offered subject to
contract and to their availability.

3. Cleves Suite, Meadow Business Centre, Ringmer

