

1,365 SQ FT (126.81 SQ M)
PROMINENT OFFICE BUILDING, CLOSE TO
LEWES TOWN CENTRE
TO LET



CAUSEWAY HOUSE, 48 MALLING STREET (A26)
EAST SUSSEX, LEWES BN7 2RH

NEWLY RE-DECORATED THROUGHOUT AND IMMEDIATELY AVAILABLE FOR OCCUPATION

LOCATION

Located approximately 7 miles to the north of Newhaven and a similar distance north east of Brighton, Lewes is the historic County town serving East Sussex. Malling Street (A26) is the link road to Uckfield and A22. The A27 with its fast road links to the A23/M23 is situated to the immediate south via Cuilfail Tunnel. The town centre is situated approximately ½ a mile to the southwest. Lewes Train Station where there are regular services to Brighton (16 minutes) and London Victoria (60 minutes) lies within a short walking distance south of the High Street. A street view of Malling Street can be viewed through Google Maps by typing in the property's postcode BN7 2RH

DESCRIPTION

Causeway House is a three storey office building fronting Malling Street with dedicated parking at the rear.

ACCOMMODATION (net internal area)

Ground Floor:

Office and storage 401 sq ft (37.25 sq m)

First Floor:

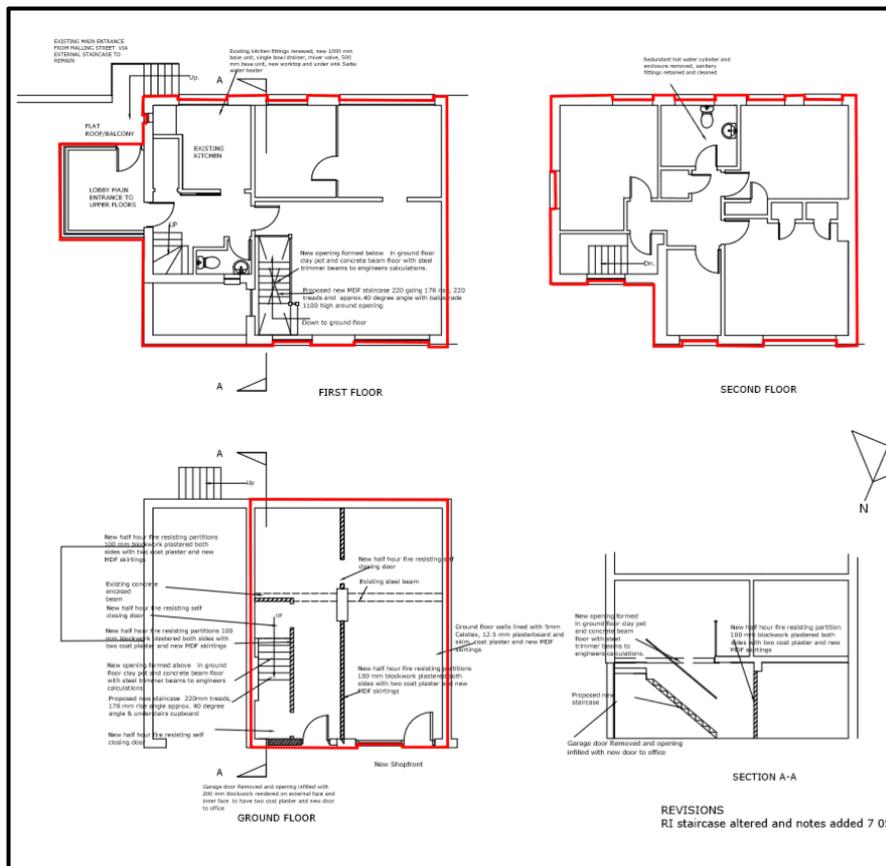
Offices (3x rooms) and kitchen 498 sq ft (46.26 sq m)

Second Floor:

Offices (3x rooms) and storage 466 sq ft (43.29 sq m)

Total Accommodation

1,365 sq ft (126.81 sq m)



FEATURES

- Two entrances
- 5 allocated parking spaces
- Gas central heating
- Cat 5 telecom points
- BT phone points
- Cat II lighting
- Male & female toilets
- Kitchen

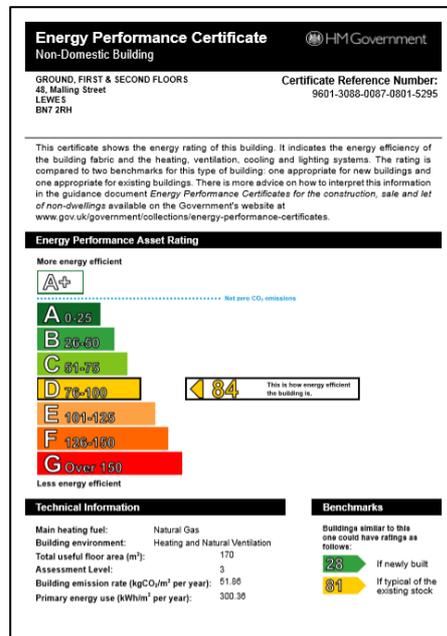
TERMS

The property is available to let upon a new effective full repairing and insuring lease for a term to be agreed. A rental deposit and references will be required.

RENT

£1,700 per calendar month exclusive, payable quarterly in advance.

EPC



VAT

We understand the property has not been elected for VAT.

SERVICE CHARGE

There is a quarterly service charge of £450 payable to the Landlord for the building's upkeep and maintenance of common areas. The charge principally covers external maintenance, gardening, maintenance of car parking area and management services.

LEGAL COSTS

Each party to be responsible for payment of their own legal costs.

BUSINESS RATES (2018/2019 FINANCIAL YEAR)

The current Rateable Value advertised online by Gov.UK is £14,500. The Uniform Business Rate for 2018/2019 is 0.48p in the £ making the Rates Payable £6,960.

Interested parties are advised to contact Lewes District Council Rates Department on 01273 484149 to verify the above.

VIEWING ARRANGEMENTS

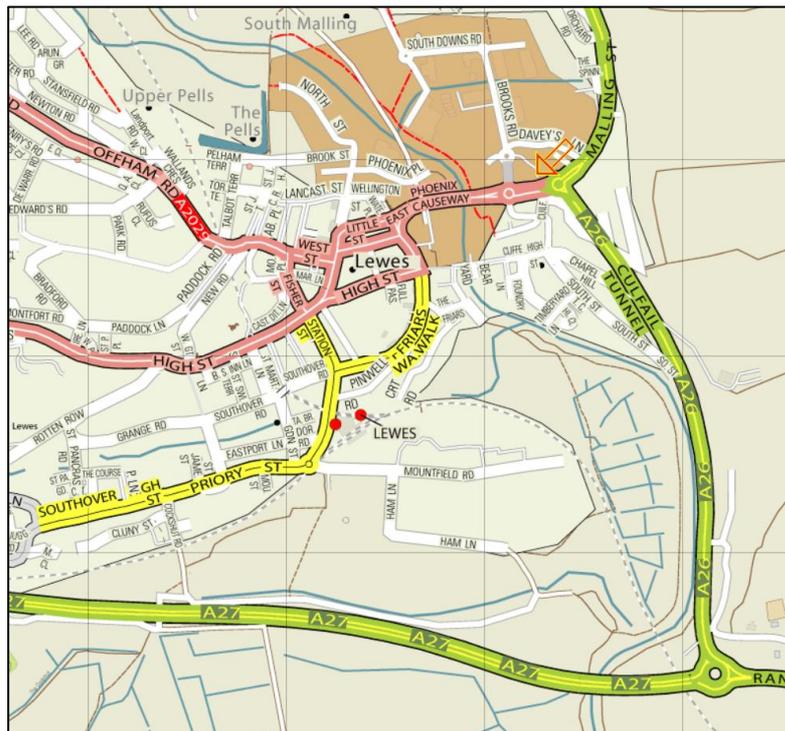
By appointment with letting agents Clifford Dann and Henry Adams Commercial

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LOCATION MAP - NOT TO SCALE



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