Delightful Character Offices 3 Miles North Of Lewes
1,176 sq ft To Let
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 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 ,one being disabled compliant and having a fitted shower unit.

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

continued

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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+ an electric car charging facility.

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

Rent £15,000 per annum exclusive of rates.

RATES Rateable value: £13,750 UBR (26/27: 43.2p
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 and service charge.

EPC Energy performance certificate Band B (27).

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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3. Cleves Suite, Meadow Business Centre, Ringmer







