

TO LET

INDUSTRIAL AND WAREHOUSE – 7,747 SQ FT (719.7 SQ M)

Unit 4, Southdown Business Park, Brooks Road, Lewes, East Sussex, BN7 2FB

Rent | £68,670 PAX

Warehouse/Trade Unit - Lease for Assignment

11 November 2026

DESCRIPTION

Southdowns Business Park is a modern development of 6 units constructed in the 1990s, Unit 4 is an end of terrace unit of steel frame construction with brick blockwork and insulated profiled cladding elevations under a profiled steel insulated roof. The unit comprises a warehouse with an entrance hall and WCs at ground floor level with a partitioned and open plan office area at first floor level. There is parking to the front of the unit.

LOCATION

Lewes is located approximately eight miles to the north east of Brighton at the Junctions of the A26 and A27. The town has a dual carriageway link to the A23(M) as well as a mainline railway service to London Victoria (65 minutes) and a comprehensive local bus service.

Southdowns Business Park is in Brooks Road close to the town centre with other occupiers in the vicinity including Tesco, Aldi and Majestic Wine. Other occupiers on Southdowns Business Park include Screwfix, Howden, BSS, City Plumbing and the Parts Alliance. Access to the business park from the A27 is via the Cuilfail tunnel.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
GF - Warehouse, Entrance & WCs	6,018	559.07
FF - Offices	1,729	160.62
TOTAL	**7,747**	**719.69**

AMENITIES / OPPORTUNITY

- 20ft 9 ins to underside of the roof at the eaves
- Roller shutter door
- Male and female WCs
- First floor offices
- Parking to the front

RENT

£68,670 PAX

LEASE TERMS

Our clients are seeking to assign their lease of 10 years from 3rd February 2023 which is subject to a rent review and a tenant break at the expiry of the 5th year in February 2028.

RATES

The current Rateable Value of the property is £58,500.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

76-100 **D**

89 D

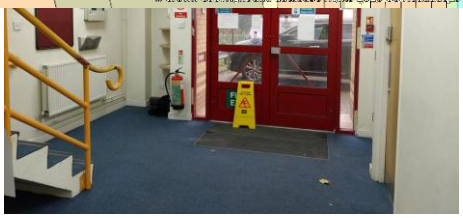












VIEWINGS – 01273 876 200

David Martin **t:** 01273 876 212 **e:** dmartin@shw.co.uk

Lewis Austin **t:** 01273 876209 **e:** laustin@shw.co.uk

Harry Whitaker **t:** 01273 876 212 **e:** hwhitaker@shw.co.uk

SHW Property

SHW Property

MAKING PROPERTY WORK

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316