

Self Contained Offices with Car Parking To Let



Lewes, the County town of East Sussex, is located approximately eight miles to the North East of Brighton at the junction of the A26 and A27. The Town has a flourishing retail centre and a thriving business community serving the local region. The town has the highest number of qualified people per capita in East Sussex and one of the highest employment ratios in the region.

The property is situated in the pedestrianised area of the High Street in the centre of the town close to the retail and commercial areas.

Dial House, 220-221 High Street, Lewes, East Sussex, BN7 2AF

DESCRIPTION

Grade II listed building providing high quality "professional" office accommodation on ground, first & second floors with attic rooms currently used for storage. There are 16 car parking spaces to the rear. The property is due to be vacated by the current tenants in December 2010.

ACCOMMODATION

Ground Floor

Reception/Offices	185.62 sq m	1,998 sq ft
Store	4.18 sq m	45 sq ft
Deed Store	15.60 sq m	168 sq ft

First Floor

Offices	198.81 sq m	2,140 sq ft
Store	2.60 sq m	28 sq ft

Second Floor

Offices	153.66 sq m	1,654 sq ft
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Attic Stores (could be converted to offices)

Stores	78.78 sq m	848 sq ft
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Commercial & Business Transfer Agents Valuers
Auctioneers Planning & Development Advisers Building Surveyors
Residential & Lettings Agents Property Management



Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Clifford Dann has the authority to make representation or warranty in relation to this property.

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Total **639.25 sq m** **6,881sq ft**

RATES

Rateable Value:

Dial House 220-221 High Street - £55,000

The Uniform Business Rate for 2010/11 is 41.4p in the £.

LEGAL FEES

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate will be provided.

VAT

We understand the property has not been elected for VAT

TERMS

New FRI lease available for a term to be agreed.

Commencing Rent £70,000 pa excl.

VIEWING

Strictly by appointment through sole agents
Clifford Dann.

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Neither the Vendor nor the Agents gives or implies any warranty that the premises are fit for any particular use or that they comply with any relevant regulation or statutory requirement.

The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The tenant is advised to obtain verification from their Solicitor or Surveyor before proceeding.