



TO LET

36-38 Friars Walk
Lewes, East Sussex BN7 2PB

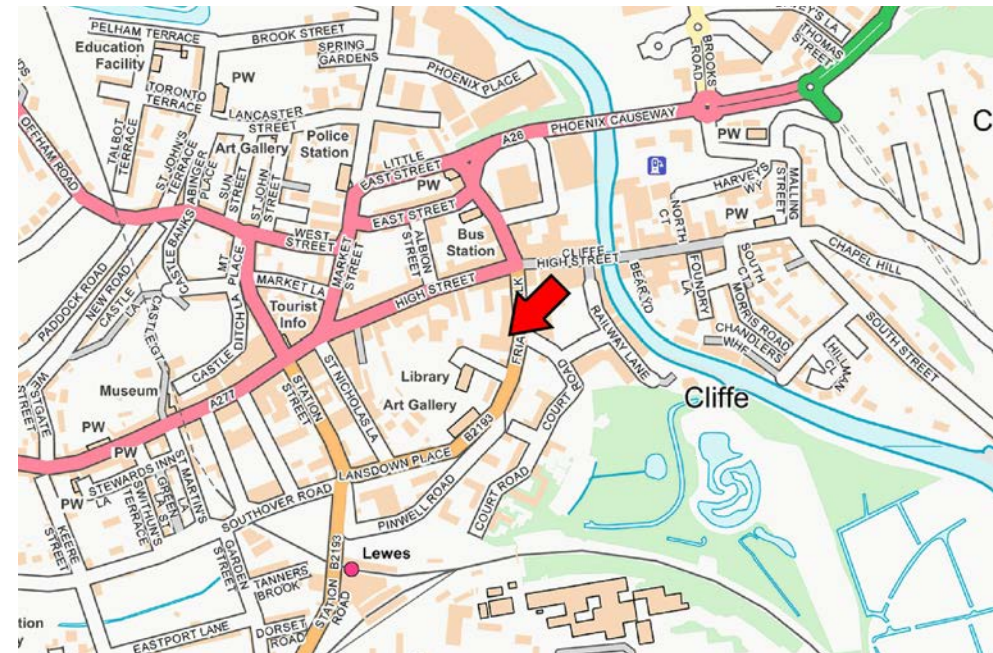


Location & Description

The property is situated on Friars Walk in the centre of Lewes opposite the Premier Inn. Lewes is a busy and affluent market town with a population of approx. 17,000, located some 9 miles north east of Brighton on the A27 trunk road.

The building is a purpose built office originally constructed in 1990 as the headquarters of the Southdown Building Society. The building is arranged over 3 floors in a L shaped block with the main wing fronting the public Highway. The building is of steel frame under a tile covered pitched roof with brick elevations. Windows are double glazed set in powder coated aluminum frames.

Internal the specification is typically plastered and decorated walls, acoustic tiled suspended ceilings and solid floors with carpet tile coverings. The accommodation is centrally heated, with comfort cooling to the ground floor only. Lighting is by way of recessed fluorescent strips and power and IT distribution via a mix of perimeter, pillar and floor trunking



Retail units under Premier Inn opposite the property.



Accommodation

There are male and female wcs and kitchen facilities on each floor.

The property has a single main staircase off the reception area and a 8 person passenger lift.

There are a total of 64 car parking spaces arranged in the undercroft area and rear surface car parking which is accessed from either a carriage entrance from Friars Walk beneath the adjacent building or the access road running to the side of the property.

The property has the following approximate NIA:

Ground floor	Offices	5,535 sq ft	514.20 sq m
	Reception	255 sq ft	23.68 sq m
	Stores	27 sq ft	2.51 sq m
First Floor	Offices	9,101 sq ft	837.03 sq m
	Store	40 sq ft	3.72 sq m
Second Floor	Offices	7,522 sq ft	698.79 sq m
	Kitchen	135 sq ft	12.54 sq m
	Area under 1.5m	292 sq ft	27.12 sq m
TOTAL		22,816 sq ft	2,119.59 sq m





Rateable Value

Rateable Value 2017: £175,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

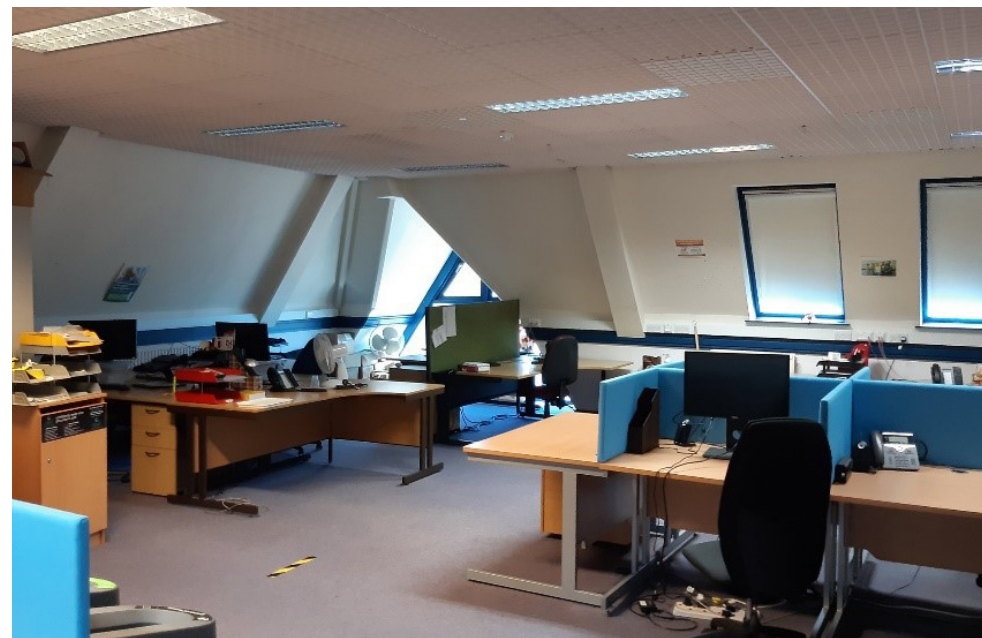
We understand the property to have an EPC rating of E (116).

Planning

We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended)

Building Insurance

The landlords will insure the whole property and recharge the cost of this to the tenant/ tenants.





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Tenure

The whole premises are offered by way of a new full repairing and insuring lease for a term to be agreed, The earliest the property will be available is November 2022 unless the landlords are able to agree an early surrender with the current tenants who are not in occupation.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the joint agents Flude Property Consultants:

Ed Deslandes
e.deslandes@flude.com
01273 727070

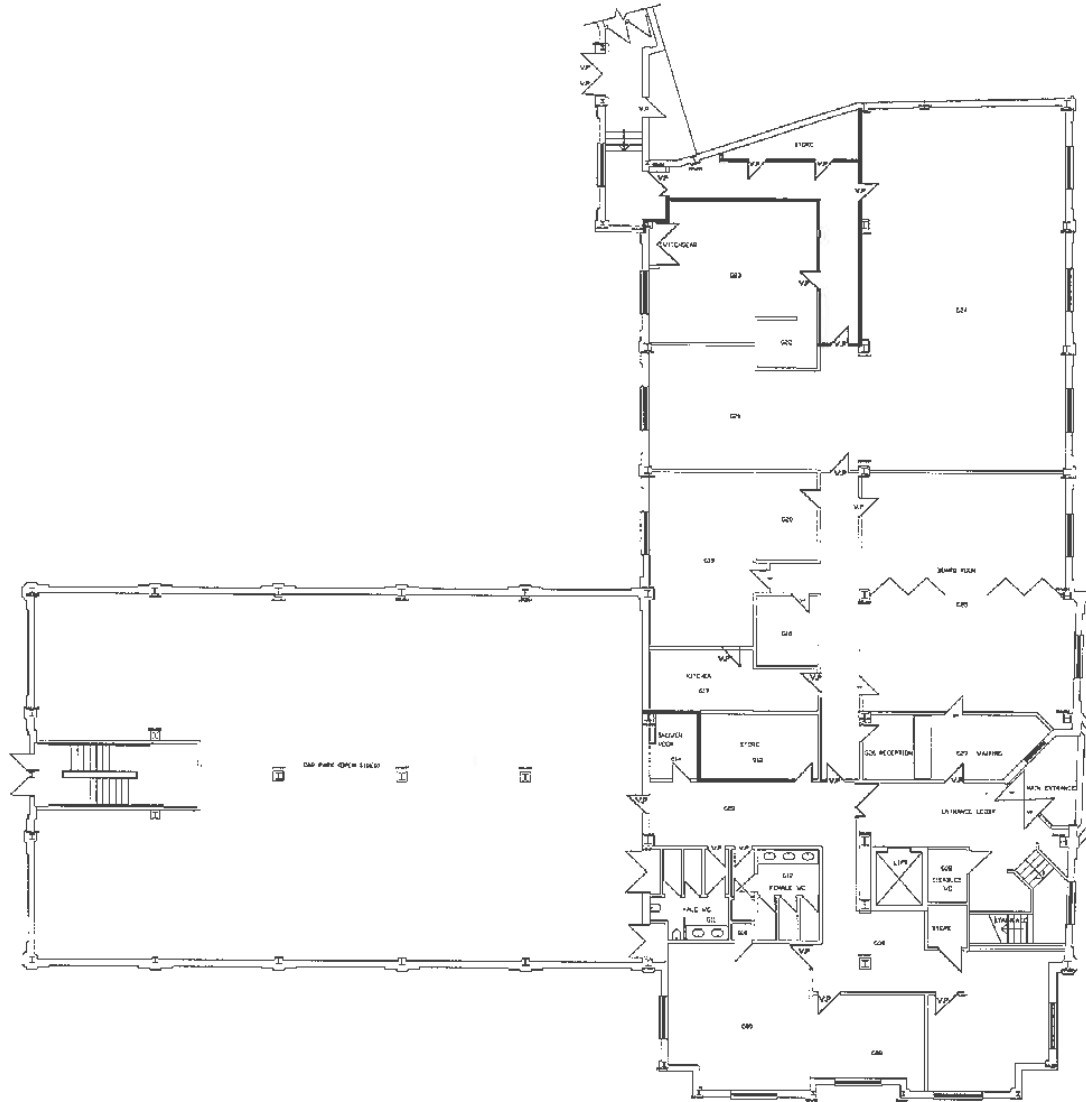
Jeremy Sutton
jeremysutton@keningtons.com
01793 423351

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.





GROUND FLOOR PLAN
For identification purposes only

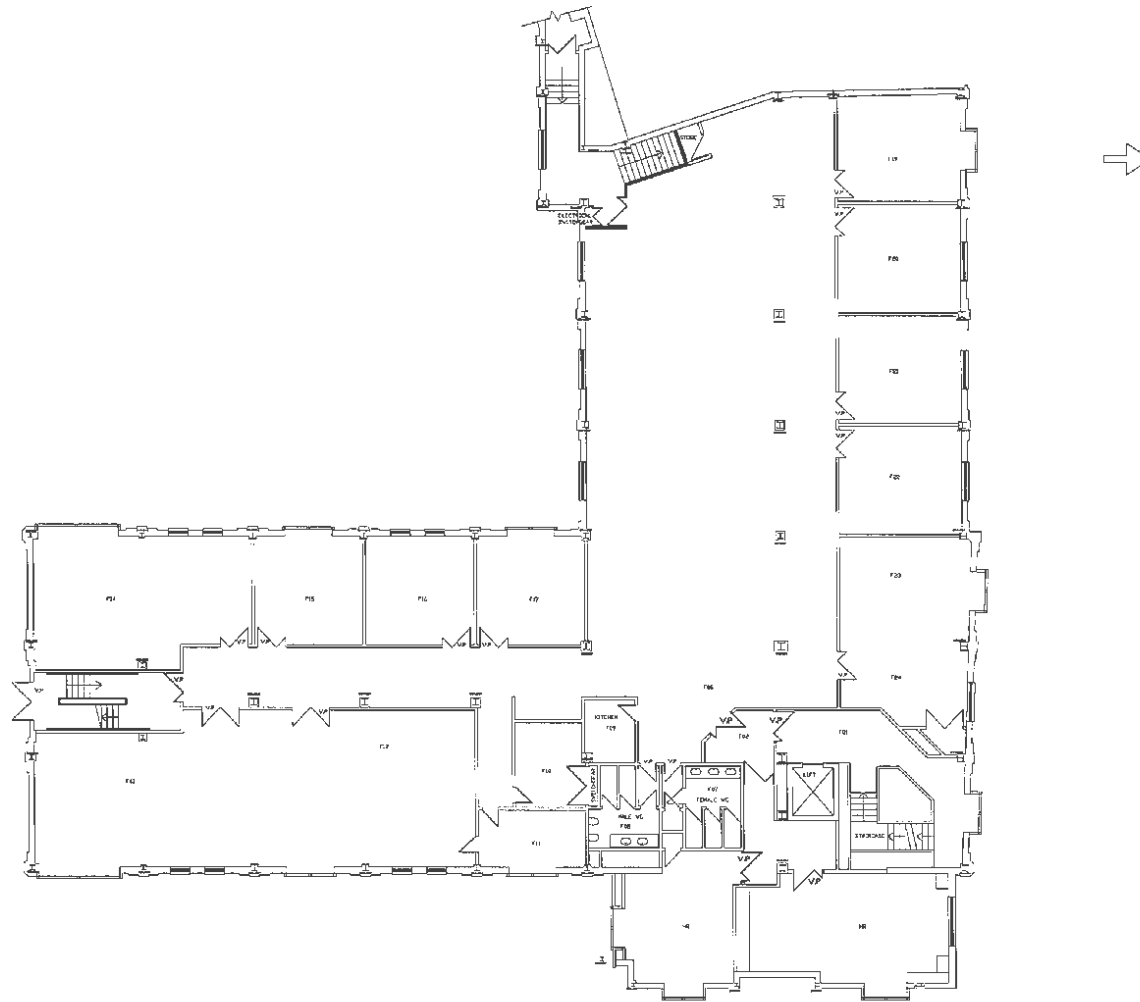


EXISTING GROUND FLOOR PLAN.



FIRST FLOOR PLAN

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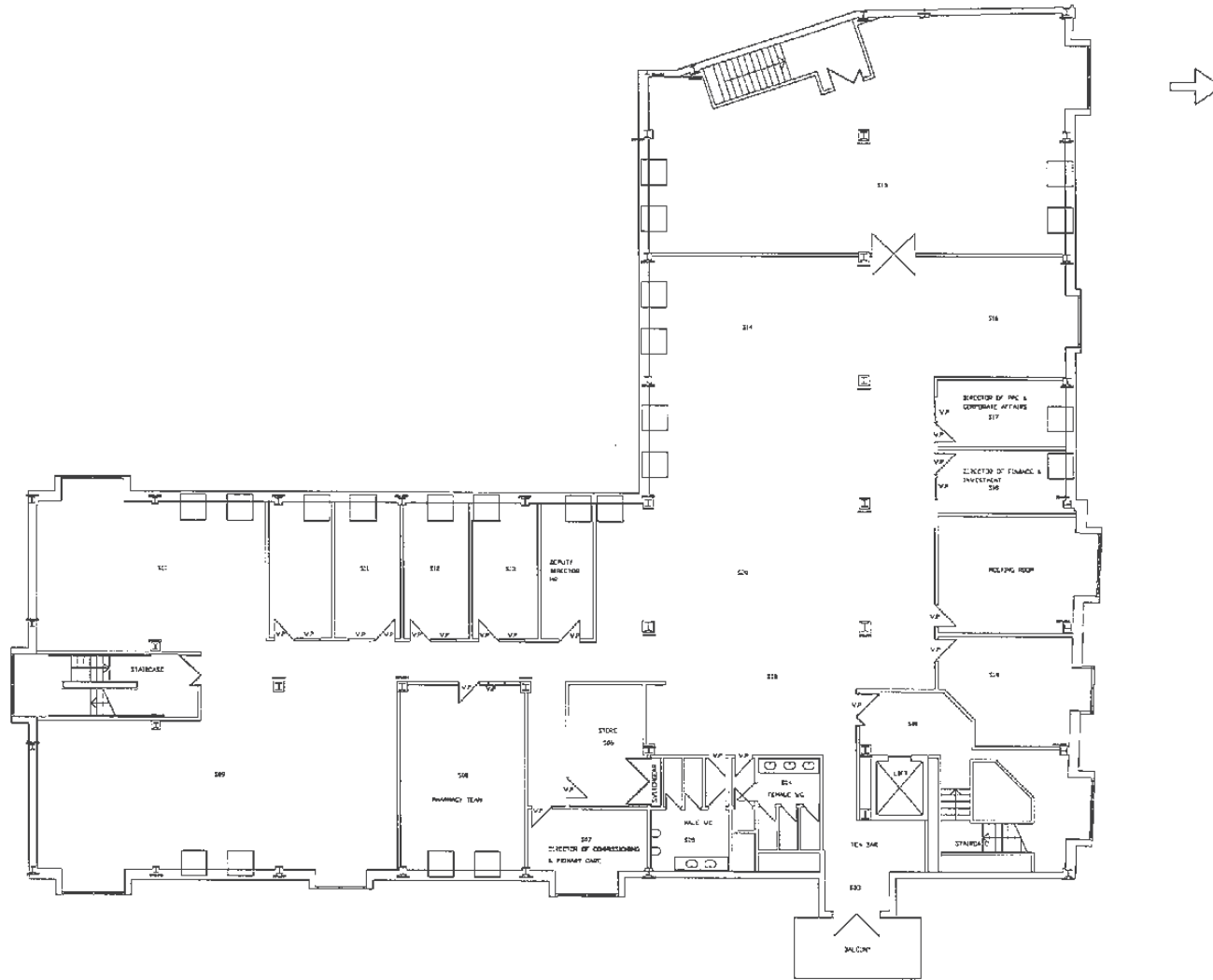


EXISTING FIRST FLOOR PLAN.



SECOND FLOOR PLAN

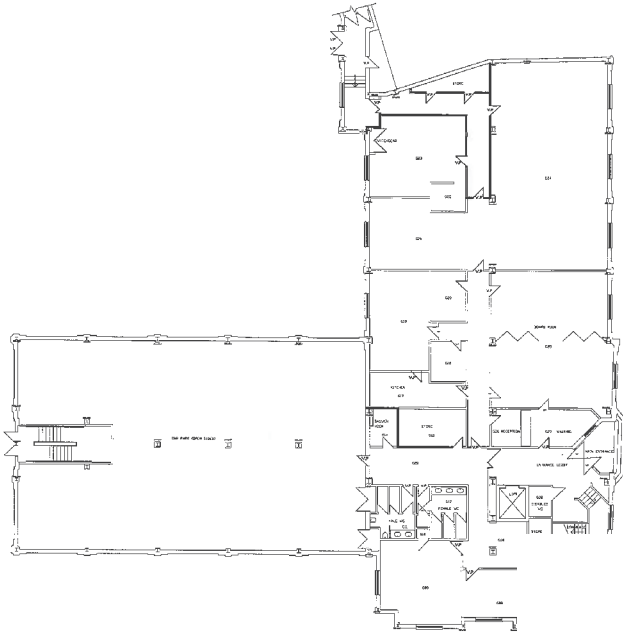
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EXISTING SECOND FLOOR PLAN.

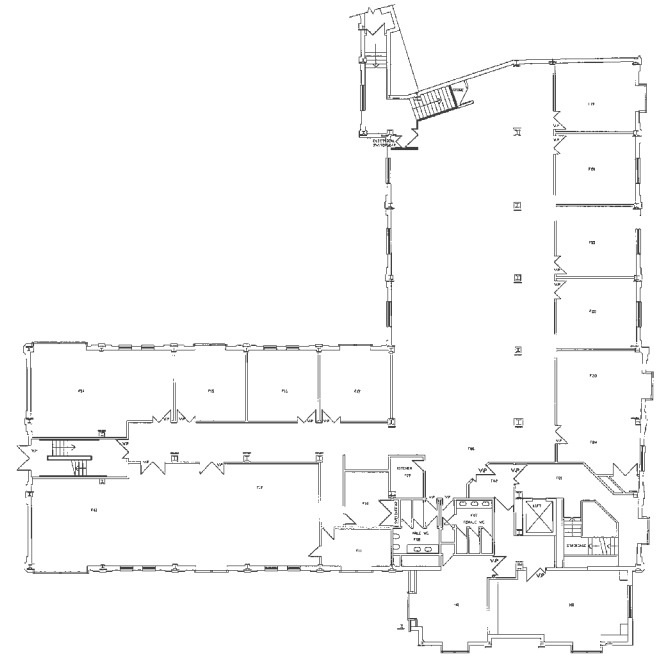


GROUND FLOOR PLAN



For identification purposes only

FIRST FLOOR PLAN



SECOND FLOOR PLAN

