

## INDUSTRIAL UNIT IN RURAL LOCATION

3,944 sq. ft (366.43 sq. m)

Iford Estate



**Oakley**

Your Sussex Property Expert



### The Silo, off Piddinghoe Road, Iford, Nr Lewes, East Sussex BN7 3ES

- Recently refurbished
- Available immediately
- Ample parking
- Situated in a rural setting
- Excellent eaves height
- Outdoor break out area
- B8 use class - not suitable for motor trade

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## LOCATION

Iford is a picturesque village situated approximately 2 miles south of Lewes via the Kingston Road. Easy access is afforded to the A27 Lewes bypass to the north and Newhaven (approx. 4 miles south) via Swanborough and Rodmell. A wealth of shopping facilities are on hand in Lewes and Newhaven, with each having a mainline railway station offering links to London and the wider south coast conurbation. Bus routes serve Swanborough between Lewes and Newhaven as well as the popular Lewes cycle path. Ample parking is available on site at no extra cost.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN7 3ES.

## DESCRIPTION

The unit is accessed via a private estate road and sits in a unique, picturesque rural location with an expansive parking area to the front. The unit is accessed via a new electric roller shutter door with a width and height of approximately 5 metres; to the right of this is a separate pedestrian door. The unit benefits from a high specification refurbishment that includes insulated composite roof and wall panels, 3-phase electric supply, ample parking, and polished concrete floor. Upon completion, the unit will have a DDA compliant WC with a wash hand basin, kitchenette, and LED lighting. A mezzanine could be installed subject to negotiation and terms. The premises has a use class of B8 - storage and distribution only.

\*Please note - due to the use class this unit is not suitable for any motor trade uses.

## ACCOMMODATION

The accommodation briefly comprises:

	<i>SQ. FT</i>	<i>SQ. M</i>
<i>Total accommodation</i>	<i>3,944</i>	<i>366.43</i>

## RENT

The rent for the property is £32,000 per annum exclusive.

## TENURE

By way of a new lease/licence for a term to be agreed.

## BUSINESS RATES

To be assessed.

## ENERGY PERFORMANCE CERTIFICATE

To be assessed.

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by law to undertake Know Your Client checks on all prospective tenants, including ID and proof of address. Where a tenant is a company, we require a company structure and checks on the majority shareholders. Further information can be provided on request.

## VIEWING ARRANGEMENTS

Strictly by appointment through the sole letting agent, Oakley Property.



**James Hamblyn**

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**David Marsh**

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All images, maps, plans and boundaries are for reference purposes and not to scale.

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