



TO LET

1st Floor RHS Station House
Cooksbridge Station, Cooksbridge, BN8 4SW



Key Features

- Well presented first floor office suite
- Forming part of an attractive and distinctive railway-side building
- Immediately adjacent to Cooksbridge Railway Station with direct London links
- Predominantly open plan with glazed meeting room
- Kitchenette and private WC (scope to install shower)
- Useful attic storage area
- Pleasant dual aspect outlook providing excellent natural light
- Two allocated car parking spaces
- Suitable for a variety of uses within Class E (subject to planning)
- 100% Small Business Rates Relief (subject to status)





Location & Situation

The property is prominently situated immediately adjacent to Cooksbridge Railway Station, just off the A275, which provides a direct arterial route between Lewes and Haywards Heath.

Cooksbridge is a small rural village positioned approximately 2 miles north of Lewes and around 8 miles north-east of Brighton. The village benefits from a mainline railway station offering direct services to London Victoria and London Bridge, as well as southbound connections to Lewes and Eastbourne. The immediate surroundings are predominantly residential and semi-rural in character, providing an attractive working environment with convenient road and rail connectivity.

The proximity to the A275 allows straightforward access to the wider Sussex road network, including the A27 trunk road at Lewes.





Description & Accommodation

The premises comprise the first floor right hand office suite within a detached, two-storey building of traditional construction beneath a pitched tiled roof. The property is rendered and with painted elevations and the windows are double-glazed units set within modern frames.

The subject suite is accessed via a shared entrance to the front elevation, leading to an internal staircase providing access to the first floor.

Internally, the accommodation is currently arranged predominantly as open plan office space, benefitting from pleasant dual aspect views and good natural light. In addition, there is a glazed partitioned meeting room, kitchenette facility, private WC and useful attic storage area within the roof space.

The WC is of sufficient size to accommodate the installation of a shower, should this be desired by an incoming occupier.

Externally, the building benefits from two allocated car parking spaces included with the suite.

Overall, the premises provide well presented, self-contained office accommodation within a prominent and accessible building.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M	Status
First Floor RHS	755	70.14	To Let
Total	755	70.14	





Rateable Value

Rateable Value (2026): £8,000

It is anticipated that occupiers will be able to enjoy 100% Small Business Rates Relief (subject to status)

EPC

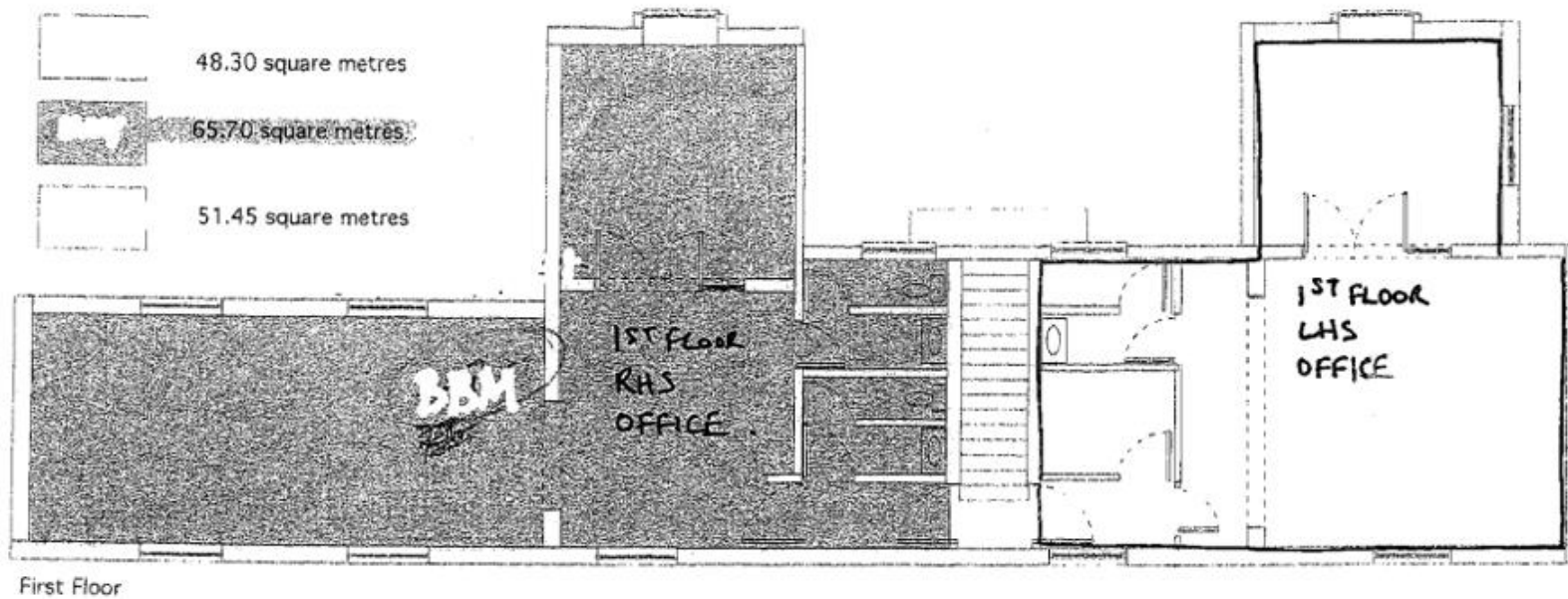
We understand the property has an EPC rating of C (69) (expiry date - 01/09/2033).

Planning

We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





FLOOR PLAN For identification purposes only.



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Terms

The suite is available to let on a new lease for a term to be agreed at a guide rental of £15,000 per annum exclusive.

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.



Further Information

Please contact the sole agents Flude Property Consultants:

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3 March 2026

