

**TO LET**

**FORMER DAY CARE CENTRE  
SUITABLE FOR A VARIETY OF USES STPC  
CIRCA 5,000 SQ FT (464 SQ M)**

Phoenix Centre, 26 Malling Street, Lewes, BN7 2RD



## Summary

<b>Available Size</b>	5,000 sq ft
<b>Rent</b>	£75,000 per annum exclusive
<b>Business Rates</b>	To be assessed
<b>EPC Rating</b>	C (58)

## Location

The property is located on the eastern side of Lewes town centre, within walking distance of the town's main shopping areas around Cliffe High Street and the High Street. The property is situated on the busy main road of Malling Street. Lewes railway station is some 10 minutes' walking distance.

## Description

The property comprises a single storey, detached building which was previously used as a day centre. The property is accessed via an entrance lobby leading to two largely open plan areas in the centre of the building of which a commercial kitchen, laundry room, staff room, a large open plan main hall/dining area and male, female and accessible WC's are accessed from. There is a central open courtyard which provides access to a number of further offices, treatment rooms, showers and workshop rooms. The property provides parking for 11-12 cars.

## Accommodation

The accommodation comprises the following approximate net internal floor area:

Description	sq ft	sq m
Total	5,000	464.52

## Planning

The premises are understood to benefit from Use Class E under the Town & Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020.

## Terms

A new lease is available on terms to be agreed.

## VAT

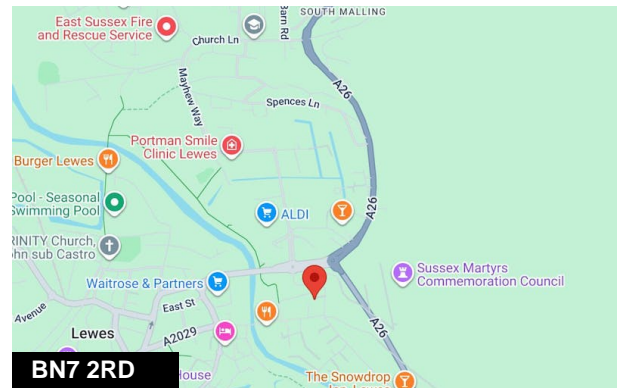
VAT is not applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.

## Offers To Lease

A prescribed form will need to be completed and provided to Crickmay by 17:00 on 3rd October, interested parties can request a copy by emailing [am@crickmay.co.uk](mailto:am@crickmay.co.uk) or [pt@crickmay.co.uk](mailto:pt@crickmay.co.uk)



## Viewing & Further Information



**Alexander Mullett**

01444 443400

[am@crickmay.co.uk](mailto:am@crickmay.co.uk)

More details @ [crickmay.co.uk](http://crickmay.co.uk)



**Crickmay Chartered Surveyors**

7 Muster Green, Haywards Heath, West Sussex, RH16 4AP

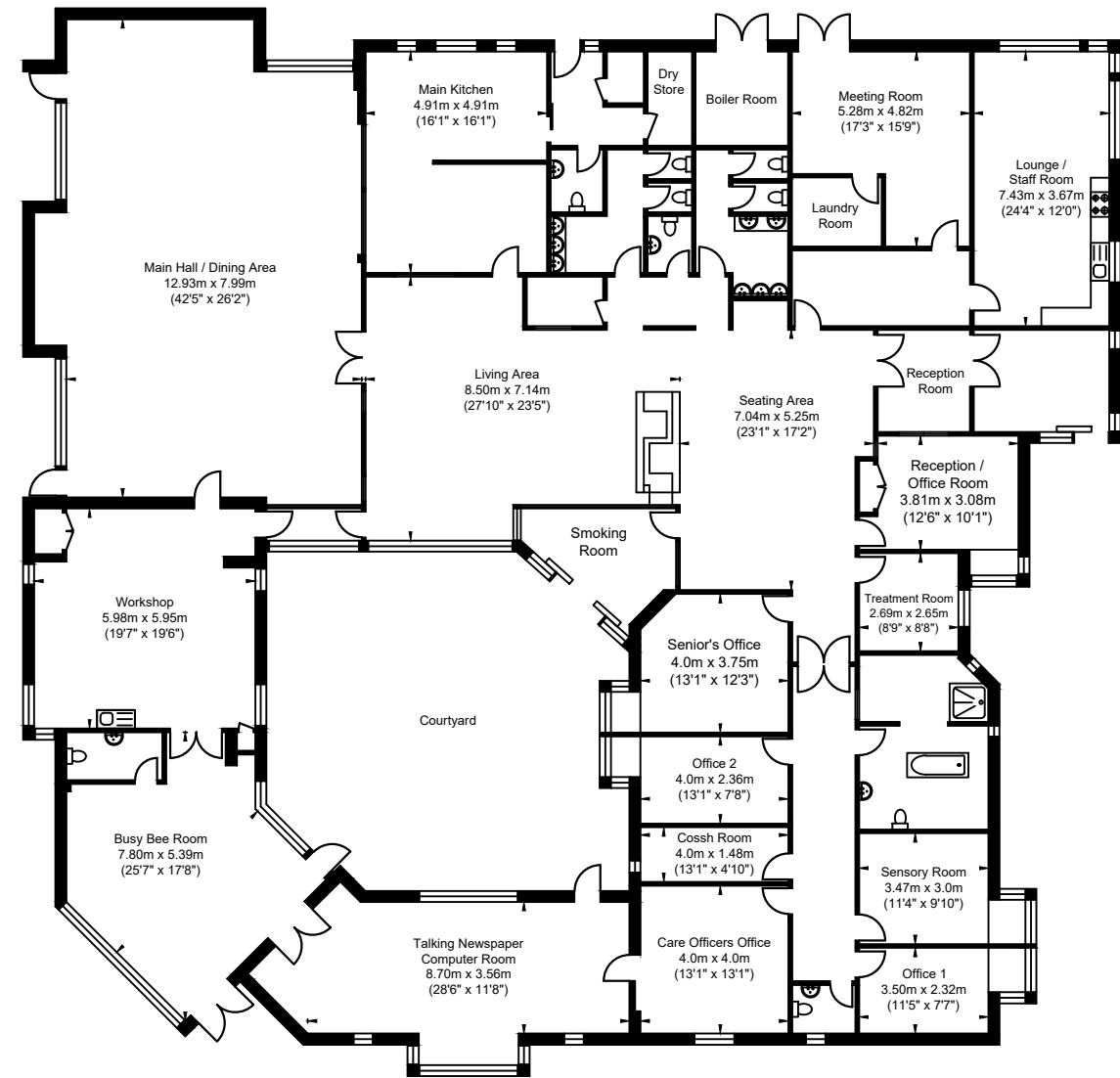
T: 01444 443400 | [crickmay.co.uk](http://crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.





# Phoenix



Floor Plan  
Approximate Floor Area  
6703.01 sq ft  
(622.73 sq m)

Approximate Gross Internal (Excluding Courtyard) Area = 622.73 sq m / 6703.01 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.