



BUCKINGHAM PARK

LEWES



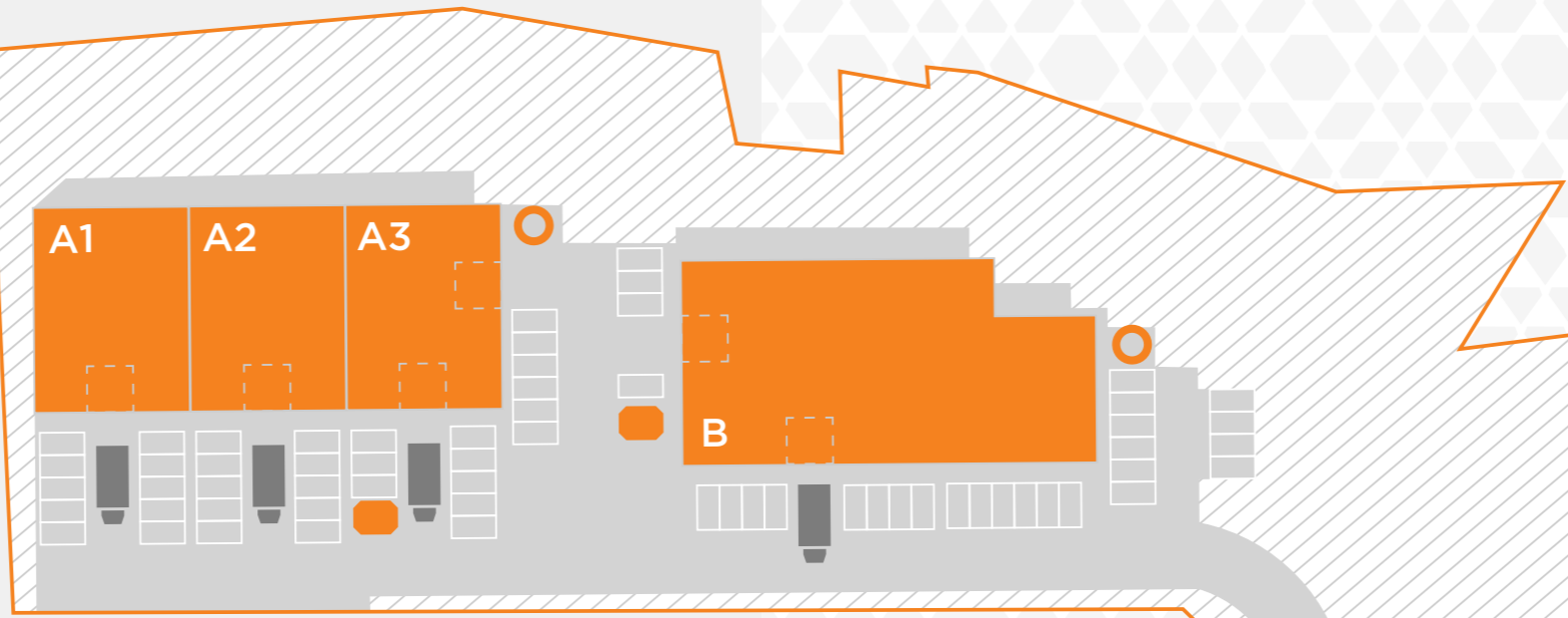
3,247 – 12,511 SQ FT
TRADE/INDUSTRIAL UNITS - TO LET

READY FOR OCCUPATION Q1 2027
BROOKS ROAD | LEWES | BN7 2FB



FLEXIBLE UNIT SIZES

Plots A and C are capable of providing a single large unit or can be divided into smaller units. Plot B will provide a larger single unit. Units can be custom designed STP.

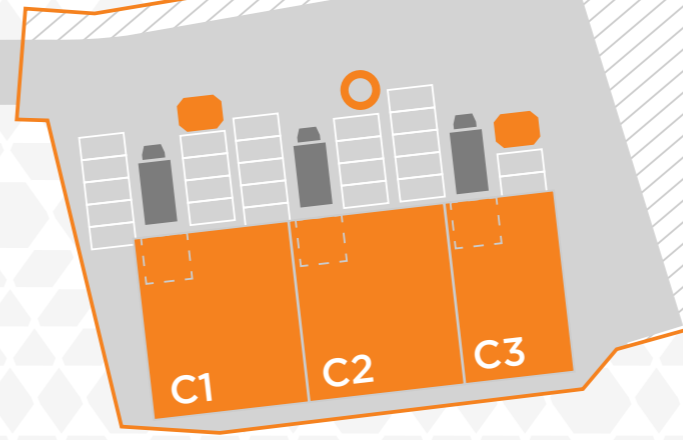


BROOKS ROAD

	GRD FLOOR	MEZZANINE	TOTAL	PARKING
UNIT	SQ FT	SQ FT	SQ FT	#
A1	4,679	877	5,556	10
A2	4,572	869	5,441	10
A3	4,680	868	5,548	14
B	10,521	1,990	12,511*	28
C1	3,661	725	4,386	9
C2	3,576	726	4,302	9
C3	2,470	777	3,247	7

*Potential to sub-divide

- GREEN LAND
- SITE BOUNDARY
- LOADING BAYS
- BINS & RECYCLING
- CYCLE STORAGE



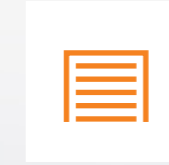
HIGH-SPEC INDUSTRIAL UNITS

Buckingham Park is bringing a new collection of well-designed industrial and warehouse units to the area, from 3,247 - 12,511 sq ft and totalling around 40,000 sq ft.

Built to a high specification with efficient, low-energy construction, the scheme offers practical, cost-effective space for a wide range of businesses.



3,247 - 12,511 SQ FT



LOADING DOORS (4M)



LED LIGHTING



EV CHARGING



ENTRANCE FOYER



CAR PARKING



CYCLE STORAGE



KITCHENETTE



SUSTAINABILITY AT THE CORE OF THE DESIGN



TARGETING EPC A & BREEAM 'EXCELLENT'



SOLAR PV & AIR SOURCE HEAT PUMPS

AERIAL



HARVEY'S
BREWERY

WAITROSE
& PARTNERS



TESCO

Majestic

SIG



Royal Mail

HOWDENS

SCREWFIX



STRONG SOUTH COAST CONNECTIONS

Lewes, East Sussex, offers a strategic position for logistics, trade counter and light industrial businesses. The town sits on the A27 with quick connections across the South Coast, and benefits from nearby rail links into London and the wider Southeast.

Its growing commercial sector, strong local workforce and proximity to key distribution routes make it a reliable and well-connected base for a wide range of occupiers.



LEWES BN7 2FB

DESTINATION	MILES	TIME
Brighton	9	25 mins
Shoreham Airport	17	25 mins
Eastbourne	17	33 mins
Crawley	26	35 mins
Gatwick Airport	33	41 mins
Maidstone	41	1 hr 15 mins
Portsmouth	55	1 hr 20 mins
Southampton	71	1 hr 40 mins
Port of Southampton	73	1 hr 46 mins
Central London	68	1 hr 57 mins



POPULATION DEMOGRAPHICS

- BRIGHTON 284,000
- EASTBOURNE 105,500
- WORTHING 114,200
- CRAWLEY 118,500
- LEWES 106,600



RENT

Rent on application.

BUSINESS RATES

Interested applicants are advised to contact Lewes Town Council on 01273 471 469 for verification of the rates payable.

EPC RATING

Targeting EPC A.

SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the common parts of the estate. Further details on application.

CONTACT

For more information, contact:



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