

**TO LET**

**OFFICE/WORKSHOP PREMISES AVAILABLE  
SEPARATELY OR AS A WHOLE 31.49 - 72.18 SQ M  
(339 - 777 SQ FT)**

The Nest, Brickyard Farm, Town Littleworth, Barcombe,  
Lewes, BN8 4TD



## Summary

<b>Available Size</b>	339 to 777 sq ft
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	D (78)

## Location

The property is located in a rural location north of the county town of Lewes, off a minor 'B' road, which links to the A275 approximately 1 mile to the south, close to Cooksbridge hamlet and railway station.

## Description

Brickyard Farm comprises a mixed use scheme located within an attractive rural location, accommodating a number of tenants including a team of Ecologists, The Secret Campsite and a Social Media business and our client is seeking a tenant with an interest in wildlife, climate change or the natural world to join them.

The Nest comprises office/workshop accommodation at ground floor, with offices at first floor.

Accommodation is available from March 2022.

## Accommodation

The accommodation comprises the following approximate net internal floor areas:-

Description	Sq ft	Sq m	Rent
Ground Floor Office/Workshop	339	31.49	£5,760 per annum plus VAT
First Floor Offices	438	40.69	£8,700 per annum plus VAT
<b>Total</b>	<b>777</b>	<b>72.18</b>	

## Specification

- Shared kitchen and utility area
- Shared WC
- Parking with access to EV chargers

## Lease

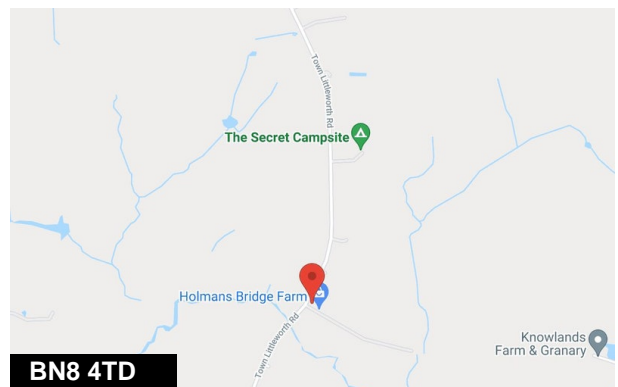
A new lease(s) is available on terms to be agreed.

## VAT

VAT is applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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