

**1,365 SQ FT (126.81 SQ M)**

**PROMINENT OFFICE BUILDING WITH PARKING TO LET**

**\*EXCELLENT SIGNAGE ADVERTISING OPPORTUNITIES TO FRONT ELEVATION (STNC)\***

**\*LANDLORD WILLING TO CONSIDER OTHER COMMERCIAL USES\***

**\*WITHIN A FEW MINUTES WALK OF LEWES TOWN CENTRE\***



**AVAILABLE TO OCCUPY!**

**CAUSEWAY HOUSE, 48 MALLING STREET (A26)  
EAST SUSSEX, LEWES BN7 2RH**

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Residential / **Commercial** / Rural / Development / Auctions

## LOCATION

Located approximately 7 miles to the north of Newhaven and a similar distance north east of Brighton, Lewes is the historic County town serving East Sussex. Malling Street (A26) is the link road to Uckfield and A22. The A27 with its fast road links to the A23/M23 is situated to the immediate south via Cuilfail Tunnel. The town centre is situated approximately ½ a mile to the southwest. Lewes Train Station where there are regular services to Brighton (16 minutes) and London Victoria (60 minutes) lies within a short walking distance south of the High Street. A street view of Malling Street can be viewed through Google Maps by typing in the property's postcode BN7 2RH

## DESCRIPTION

Causeway House is a prominent three-storey office building fronting Malling Street with dedicated parking at the rear. The building's prominent location on Malling Street (A26) offers excellent signage advertising opportunities (STNC), being especially visible to northbound traffic travelling through the Cuilfail Tunnel – see map below.

## ACCOMMODATION (net internal areas)

### Ground Floor

Office and storage 401 sq ft (37.25 sq m)

### First Floor

Offices (3x rooms) and kitchen 498 sq ft (46.26 sq m)

### Second Floor

Offices (3x rooms) and storage 466 sq ft (43.29 sq m)

**Total Accommodation 1,365 sq ft (126.81 sq m)**

## SITE & PROPERTY FEATURES

- Two entrances
- 5 allocated parking spaces
- Gas central heating
- Cat 5 telecom points
- BT phone points
- Cat II lighting
- Male & female toilets
- Kitchen

## TERMS

The property is available to let upon a new effective full repairing and insuring lease for a term to be agreed. A rental deposit and references will be required.

## RENT

£1,800 per calendar month exclusive, payable in-advance.

## VAT

We understand the property has not been elected for VAT and is therefore exempt.

## SERVICE CHARGE

There is a quarterly service charge of £450 payable to the Landlord for the building's upkeep and maintenance of common areas. The charge principally covers external maintenance, gardening, maintenance of car parking area and management services.

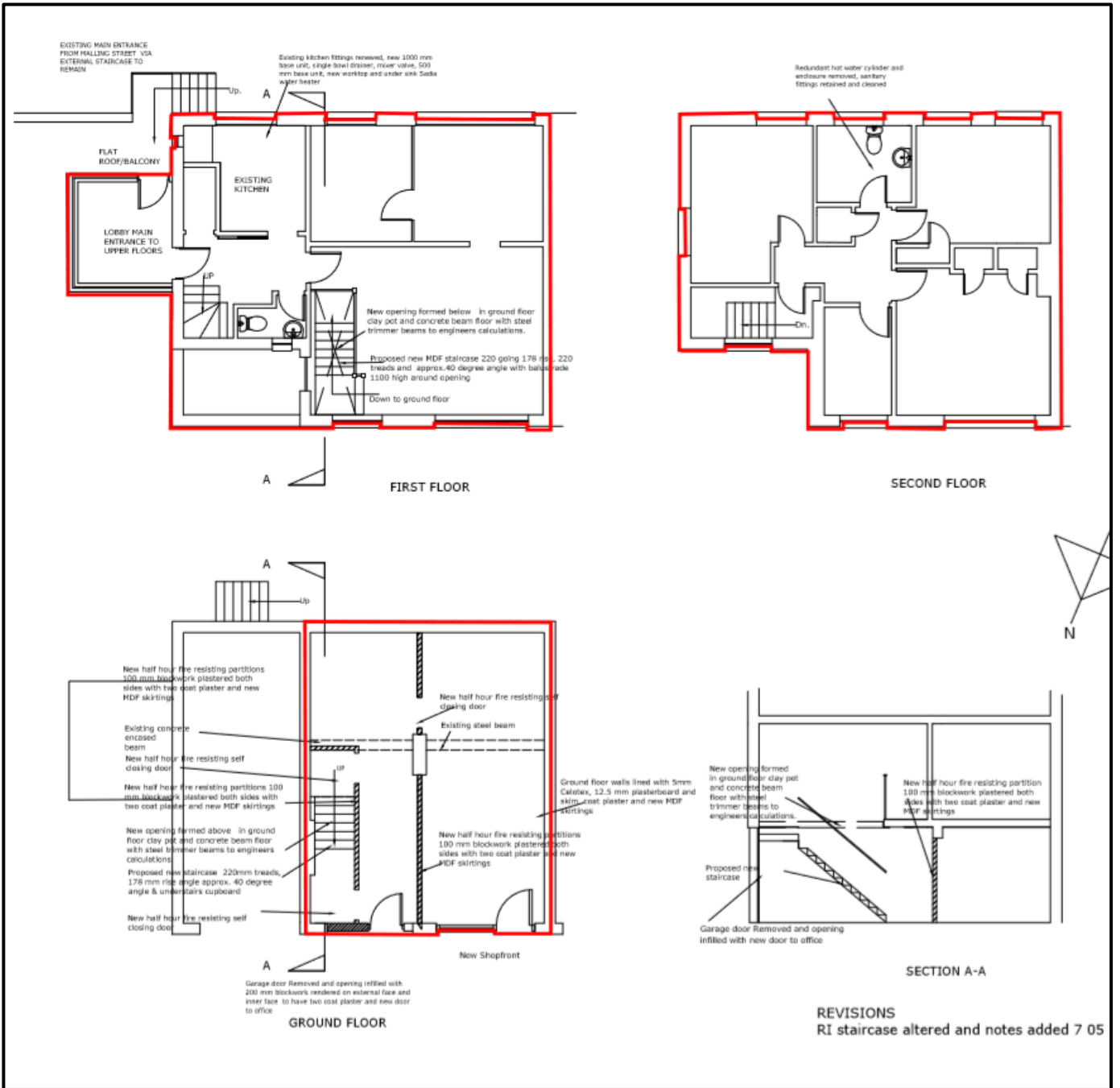


### **BUSINESS RATES (2020/2021 FINANCIAL YEAR)**

The current Rateable Value advertised online by Gov.UK is £14,500. The Uniform Business Rate for 2020/2021 is 49.9P in the £ making the Rates Payable £7,235.50. Interested parties are advised to contact Lewes District Council Rates Department on 01273 484149 to verify the above.

Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Limited nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

# CURRENT LAYOUT - NOT TO SCALE





# LOCATION MAP - NOT TO SCALE



### Energy Performance Certificate

Non-Domestic Building

GROUND, FIRST & SECOND FLOORS  
48, Malling Street  
LEWES  
BN7 2RH

Certificate Reference Number:  
9601-3088-0087-0801-5295

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient	
A+	<small>Net zero CO<sub>2</sub> emissions</small>
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150
Less energy efficient	

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This is how energy efficient the building is.

#### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	170
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	51.86
Primary energy use (kWh/m <sup>2</sup> per year):	300.36

#### Benchmarks

Buildings similar to this one could have ratings as follows:

28	If newly built
84	If typical of the existing stock