

# INDUSTRIAL UNITS IN RURAL LOCATION

555 - 1,808 sq. ft (51.59 - 168 sq. m)



**Oakley**

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**TO LET**

## The Old Dairy, Iford, Nr Lewes, East Sussex, BN7 3EJ

- Flexible leases
- Available Mid-July 2021
- Ample parking
- Situated in a rural setting
- Available as a whole or individual units

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## LOCATION

Iford is a picturesque village situated approximately 2 miles south of Lewes via the Kingston Road. Easy access is afforded to the A27 Lewes bypass to the north and Newhaven (approx. 4 miles south) via Swanborough and Rodmell. A wealth of shopping facilities are on hand in Lewes and Newhaven with each having a mainline railway station offering links to London and the wider south coast conurbation. Bus routes serve Swanborough between Lewes and Newhaven as well as ample parking available on site at no extra cost.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN7 3EJ.

## DESCRIPTION

Located on Iford Farm, the units used to form part of the old dairy and are offered individually or together. The premises are currently being fully refurbished to include a new roof, fully insulated, freshly painted walls and floor and they will be ready for occupation mid-July 2021. The units will benefit from a 3 phase electric supply and ample parking at the front and rear.

## ACCOMMODATION

The accommodation briefly comprises:

	<i>SQ.FT</i>	<i>SQ.M</i>	<i>Rent per annum</i>
<i>Unit 1</i>	<i>555</i>	<i>51.59</i>	<i>£6,500 pax</i>
<i>Unit 2</i>	<i>647</i>	<i>60.11</i>	<i>£7,500 pax</i>
<i>Unit 3</i>	<i>606</i>	<i>56.31</i>	<i>£7,000 pax</i>
<b>Total</b>	<b>1,808</b>	<b>168</b>	<b>£21,000 pax</b>

## TENURE

By way of a new lease/licence for a term to be agreed.

## BUSINESS RATES

To be assessed

However, since the premise is likely to have a rateable value lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status: <https://www.gov.uk/calculate-your-businessrates>

## ENERGY PERFORMANCE CERTIFICATE

To be assessed once works have complete.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Commercial.



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