



**Albion House  
Albion Street  
Lewes  
East Sussex, BN7 2NF**

**OFFICE 3, FIRST FLOOR  
AVAILABLE  
TO LET  
15.18m<sup>2</sup> (163 sq ft)**

## LOCATION

Lewes, the County town of East Sussex, is located 8 miles to the north-east of Brighton at the junction of the A26 and A27. The town has dual carriageway links to the M23 and a mainline railway station to London Victoria (65 minutes approx) as well as comprehensive bus services. The property stands in the School Hill area of the High Street on the corner of Albion Street and is within a short walk of the main shopping area.

Albion House, Albion Street,  
Lewes, East Sussex BN7 2NF  
**T** 01273 407902  
**F** 01273 487910  
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Commercial & Business Transfer Agents Valuers  
Auctioneers Planning & Development Advisers Building Surveyors  
Residential & Lettings Agents Property Management

Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Clifford Dann has the authority to make representation or warranty in relation to this property.

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## DESCRIPTION

The premises comprise a first floor office with use of a kitchenette and lift. Lease inclusive of service charge, exclusive of rates.

## ACCOMMODATION

Office measures 15.18m<sup>2</sup>(163 sq ft)

## RATES

Please refer to the Local Authority for information on rates. The incoming tenant may be entitled to 100% Business Relief. Lewes and Eastbourne Councils can provide further information.

## LEGAL FEES

Each party to be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating C.

## VAT

We understand the property has not been elected for VAT.

## TERMS

New sub-lease to be agreed for a minimum of 12 months at a monthly payment of £350 inclusive of service charge. Heating, electricity, cleaning of common parts (except carpet) are included in the monthly payments.

## VIEWING

Contact: James Groves BSc MRICS

01273 407920

[jgroves@clifforddann.co.uk](mailto:jgroves@clifforddann.co.uk)

*Neither the Lessor nor the Agents gives or implies any warranty that the premises are fit for any particular use or that they comply with any relevant regulation or statutory requirement. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The tenant is advised to obtain verification from their Solicitor or Surveyor before proceeding.*

## CODE OF PRACTICE ON COMMERCIAL LEASES

Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

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