



## Unit B1

Old Laughton Sawmills, Park Lane, Lewes, BN8 6BP

**Former Sawmills unit in  
semi-rural location but with  
easy access to main A22 to  
let at Park Lane Laughton**

**3,056 sq ft**  
(283.91 sq m)

- Former sawmills premises to let
- Self-contained
- Optional yard also available

# Unit B1, Old Laughton Sawmills, Park Lane, Lewes, BN8 6BP

## Summary

Available Size	3,056 sq ft
Rent	£23,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## Description

The Sawmills site comprises a series of buildings and yards where building B1 has become available. It forms part of the old sawmills building with later additions as follows:

Main workshop – depth 23.7m (77' 9") x 8.0m (26' 3") – 189.6 sq m (2041 sq ft)

within this space has been created a cloakroom with low level wc and wash hand basin.

Front extension workshop 5.8m (19') x 7.5m (24' 6") – 43.5 sq m (466 sq ft)

Side reception extension 4.9m (16') x 3.0m (9' 9") – 14.7 sq m (156 sq ft), door to outside

Office extension 13.0m (42' 6") x 2.8m (9' 3") – 36.4 sq m (393 sq ft), fitted with strip lights and further door to outside

Total overall area 284.2 sq m (3,056 sq ft)

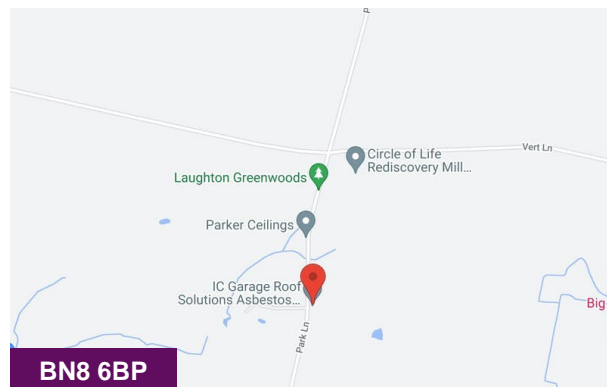
Car parking and loading to the front.

There is a fence enclosed yard to the rear of the building with separate gated access from the front of approximately 135.0 sq m (1450 sq ft) available by way of separate negotiation. Rent £3,000pa

New lease(s) available, length to be agreed on normal full repairing and insuring terms.

## Location

The premises are located along Park Lane which links the main A22, London to Eastbourne road, with the B2124, Lewes to Golden Cross road, just outside the village of Laughton. The Landrover Man garage is located at the corner of Park Lane and the main A22.



## Viewing & Further Information



**Richard Oldfield**

01825762222 | 07860 634545

richard@oldfield-smith.co.uk