



## Unit 2, Cobbe Barns

Cobbe Place Farm, Beddingham, Lewes, BN8 6JU

**Semi-inclusive offices to let  
in converted barn off A27  
close to Lewes**

**732 sq ft**  
(68.01 sq m)

- £15,000 per annum inclusive of utilities exclusive of all other outgoings.
- Converted barn
- Character building
- Good access to A27
- Shared kitchen & meeting room facilities

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## Summary

<b>Available Size</b>	732 sq ft
<b>Rent</b>	£15,000.00 per annum inclusive of utilities, exclusive of rates, VAT & all other outgoings.
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (48)

## Description

Forming part of a converted barn the space comprises an open plan office space with exposed beams looking out onto an open courtyard. In addition the incoming tenant will also have the use of shared kitchen, WC & meeting room facilities. It should also be noted that the landlord has also had Fibre Optic internet run into the building.

## Location

The subject property is situated on the southern side of the A27 close to the Beddingham roundabout near the historic market town of Lewes. Brighton City Centre is approximately 12 miles to the west whilst Newhaven 6 miles to the south & Eastbourne 13 miles to the east.

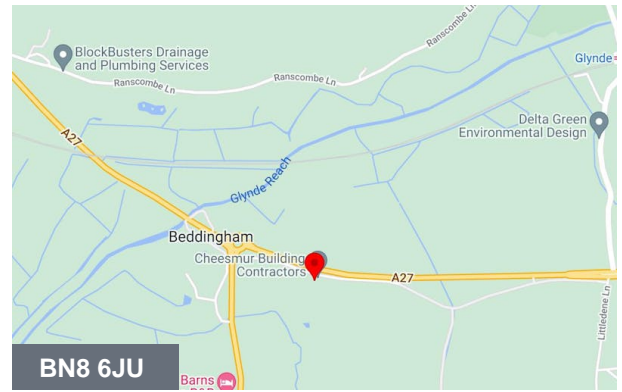
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	732	68.01
<b>Total</b>	<b>732</b>	<b>68.01</b>

## Terms

Available by way of a new lease or licence for a term to be agreed for a minimum term of 1 year at rental of £15,000 per annum payable quarterly in advance inclusive of utilities, internet & service charge exclusive of rates, VAT, telecoms & all other outgoings. A rent deposit will be required subject to status.



## Viewing & Further Information



**Jack Bree**

01273 109121

jack@eightfold.agency



**Max Pollock**

01273 109104 | 07764 794936

max@eightfold.agency





# Energy performance certificate (EPC)

Unit 2  
Cobbe Barns  
Beddingham  
Lewes  
BN8 6JU

Energy rating

**B**

Valid until: **20 March 2032**

Certificate number: **2479-0061-0693-9226-1511**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

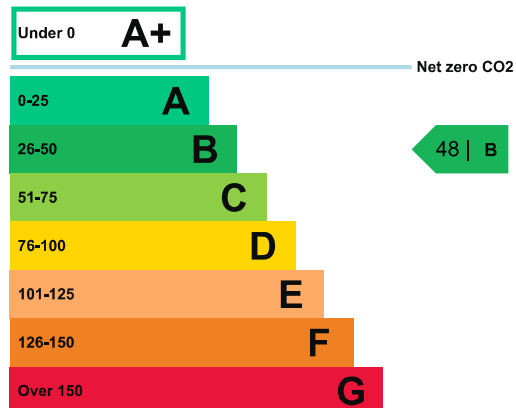
295 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**22 | A**

If typical of the existing stock

**63 | C**

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	55.01
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Primary energy use (kWh/m <sup>2</sup> per year)	325
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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8558-2214-1222-5415-1052\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Robert Beatty
Telephone	07768 053030
Email	<a href="mailto:bob.beatty@addam.co.uk">bob.beatty@addam.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/013946
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	ADDAM Ltd T/A RBA Surveyors
Employer address	19 Benson Road, Henfield, West Sussex, BN5 9HY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 February 2022
Date of certificate	21 March 2022

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