



BUCKINGHAM PARK LEWES

AVAILABLE Q4 2023



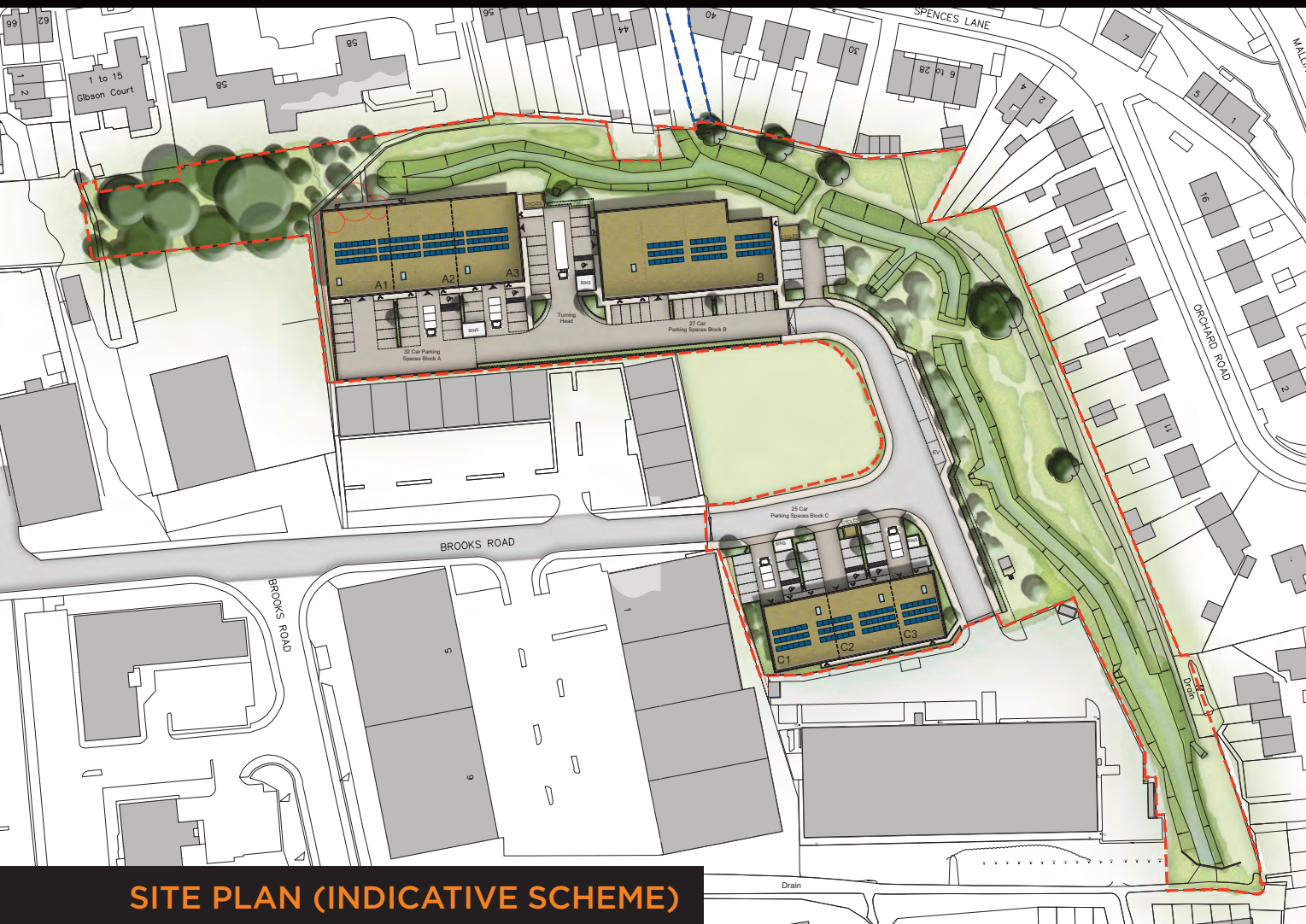
EXAMPLE CGI OF BUCKINGHAM PARK - PLOT C

BUCKINGHAM PARK • BROOKS ROAD • LEWES • BN7 2FB
BRAND NEW BUSINESS UNITS - TO LET

2,000 - 30,000 SQ. FT (186 - 2,787 SQ. M)

NEW WAREHOUSE/INDUSTRIAL/TRADE COUNTER UNITS
NEW BUSINESS CAMPUS • CUSTOM SIZES AVAILABLE INCLUDING MEZZANINES
ENERGY EFFICIENT DESIGN • 6.5M EAVES • ELECTRIC CHARGING POINTS
TO BE CONSTRUCTED • READY END OF 2023

BUCKINGHAMPARKLEWES.CO.UK



SITE PLAN (INDICATIVE SCHEME)

BUCKINGHAM PARK ACCOMMODATION SCHEDULE

UNIT	GROUND		MEZZANINE			TOTAL	
	SQFT	SQM	SQFT	SQM	MEZZ %	SQFT	SQM
A1	3,942	366.3	674	62.7	17%	4,616	429.0
A2	3,907	363.0	655	60.9	17%	4,562	423.9
A3	3,943	366.4	655	60.9	17%	4,598	427.3
B	9,945	924.0	1,167	108.5	12%	11,112	1,032.5
C1	2,956	274.7	655	60.9	22%	3,611	335.6
C2	2,929	272.2	655	60.9	22%	3,584	333.1
C3	1,962	182.3	674	62.7	34%	2,636	245.0
TOTAL	29,588	2,748.9	5,135	477.5	17%	34,719	3,226.4

NEW BUSINESS UNITS

The new business units at Buckingham Park will be built to a high specification and will provide cost effective low energy business units for local, regional and national businesses.

They will provide a unique and rare opportunity in the Lewes area for brand new business units.

Plots A and C are capable of providing a single large unit or can be divided into smaller units. Plot B will provide a larger single unit. The units will be capable of expansion via mezzanine floors within the 6.5m eaves height.

The units will be finished to institutional standards with a steel portal frame, profiled cladding system, 3 phase power, LED lighting, Green Sedum roof, glazing, PV panels and electric roller doors.

Individual units will be available from 2,000-12,000 sqft (186-1,115 sqm) across the entire scheme with a footprint total of 30,000 sqft excluding any potential mezzanines.

On site parking will be available together with electric vehicle charging points.



LOCATION PLAN

PROPOSED SPECIFICATION SUMMARY

- Steel portal frame
- 5.5m eaves height
- Profiled pre-weathered cedar timber cladding
- Contemporary PPC aluminium framed glazing and windows
- 4m roller shutter doors
- PV (solar) roof panels - to supply the units
- Sustainable sedum (green) roof
- PPC aluminium/glazed door and side panel for pedestrian/customer entrance with branding panel above
- Floor load bearing of 30kN/m²
- Fire escape/secondary access to the rear
- LED lighting to core, mezzanine and partially to warehouse
- Air source heat pumps (to be installed by occupier)
- Warehouse and office accommodation
- Provision for; Warm air heaters to the warehouse, radiators/electric panel heaters to the cores and DX heating and cooling to the mezzanine office
- Fire alarm

ACCOMMODATION GROUND

- Entrance foyer
- Warehouse
- WC's (including disabled)
- Provision for shower and changing facilities
- Provision for kitchenette
- Provision for lockers

MEZZANINE

- Offices/storage accommodation
- WC's
- Storage cupboard

AMENITIES

- Car parking
- Lorry access/loading and turning heads
- EV parking
- Secure cycle storage
- Landscaped green areas/space
- Secure refuse stores
- Waiting lay by space for lorries
- Street lighting to main service road & common footpaths

TERMS

Expressions of interest are invited in the units on a pre-let basis. The units are available in Q4 2023 on flexible terms.

RENT ON APPLICATION

SERVICE CHARGE

Each unit will pay a pro-rata service charge for commercial services applicable to the business units and the scheme in general.

EPC

Energy Performance Certificates will be provided once the units are constructed. Expected to be rated A.

BUSINESS RATES

Each occupier will be responsible for the business rates for each unit that they occupy. Business rates assessment will not occur until they are completed and ready to occupy.

PLANNING

Existing planning permission exists under LW/12/0342/NP to provide 40,000 sq ft of B1, B2 and B8 accommodation.

A new application will be submitted to provide the revised site layout and accommodation highlighted in this brochure or an alternative scheme to be agreed.

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EXAMPLE CGI OF BUCKINGHAM PARK - PLOTS A & B

FOR FURTHER INFORMATION CONTACT JOINT AGENTS



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