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**Delightful Courtyard Style Offices**  
**Two Separate Suites Available Or Together**  
**From 2,424 - 4,948 sq ft To Let**  
**SUITES 1 - 2 ASH HOUSE**  
**THE BROYLE, RINGMER, Nr LEWES BN8 5NN**



**LOCATION**

The Broyle lies northeast of Ringmer village on the B2192 being approximately 3.9 miles from Lewes. There is easy access southwest to Lewes and the Cuilfail Tunnel leading to the A27 and northeast to the A22 London/Eastbourne road the junction with which is approximately 5 miles distant.

The premises are approached via a private driveway alongside Ernest Doe just a few hundred yards from the junction with the B2124 Laughton Road.

**ACCOMMODATION**

Ash House provides a number of office suites in a U-shaped courtyard style development. Suites 3 & 4 are let to **Ash House Vets** and Suite 5 to **Homestead**. There are interconnecting archways between Suites 1 & 2 currently but these can easily be sealed to provide two totally self-contained office suites.

In more detail the premises are arranged as follows:

**SUITE 1**



continued

- SHOPS
- OFFICES
- FACTORIES
- WAREHOUSES
- INVESTMENTS
- LAND
- VALUATIONS
- SURVEYS
- RENT REVIEWS
- LEASE RENEWALS
- RATING

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## 2. I & 2 Ash House, The Broyle, Ringmer

### Ground Floor

Lobby

Door to:

#### Office/meeting room

12'3" x 12'6" (3.7m x 3.8m)

**153 sq ft (14.2 sq m)**

Stairs to 1st floor + door to inner lobby  
with door to:



#### General office

Slightly irregular shape, overall

**552 sq ft (51.3 sq m)**

Tea station facility with wall & base  
units, sink unit + space for fridge.

#### Former comms cupboard

**71 sq ft (6.6 sq m)**

2 doors + a/c unit. (originally designed  
as 2 separate w.c.s.)



From general office, door to:

**Rear office/store** 20' x 19' (6.1m x 5.8m) **380 sq ft (35.3 sq m)**

### 1st Floor

Landing with 2 separate w.c.s having pedestal hand basins. Access to:

#### Large open plan office

Max. dimensions 47' 3" x 17' (14.4m x  
5.2m) **783 sq ft (72.7 sq m)**

Twin aspect.



#### Large cupboard

15'6" x 5'6" (4.7m x 1.7m)

**85 sq ft (7.9 sq m)**

Former comms room with 2 wall-  
mounted a/c units.



#### Rear office/store/meeting room

20'3" x 19'9" (6.2m x 6.0m)

**400 sq ft (37.2 sq m)**

Good natural light from translucent  
roof panels.

continued



Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

### 3. I & 2 Ash House, The Broyle, Ringmer



#### Suite 1

**Total Ground Floor Area 1,156 sq ft (107.4 sq m)**

**Total 1st Floor Area 1,268 sq ft (117.8 sq m)**

**Total Overall Area 2,424 sq ft (225.2 sq m)**

#### SUITE 2

Entrance from the courtyard into a large shared entrance lobby with Suite 3. Access to 2 separate cloakrooms & a third disabled compliant cloakroom + stairs to 1st floor. Large understairs cupboard with meters.

Door to Suite 2.:

#### Small inner lobby

Leading to:



#### Large open plan office

21' x 41'9" (6.4m x 12.7m)

Archway to Suite 1. Door to:

**877 sq ft (81.5 sq m)**

#### Store/meeting room

20' x 19'6" (6.1m x 5.9m)

**390 sq ft (36.2 sq m)**

No windows for natural light. Fire exit.



#### 1st Floor

Large landing with access to 1st floor of Suite 3 + shared cloakroom facilities comprising ladies with 2 low level w.c.s + hand basins and gents with 1 urinal, 1 w.c. + a hand basin.



Door to inner lobby leading to:

#### Large general office

41'9" x 21' (12.7m x 6.4m)

Door to:

**877 sq ft (81.5 sq m)**

#### Meeting room/store

20'3" x 18'9" (6.2m x 5.7m)

Natural light from translucent panels in roof.

**380 sq ft (35.3 sq m)**

#### Suite 2

**Total Ground Floor Area 1,267 sq ft (117.7 sq m)**

**Total 1st Floor Area 1,257 sq ft (116.8 sq m)**

**Total Overall Area 2,524 sq ft (234.5 sq m)**

**Total Floor Area Both Suites 4,948 sq ft (459.7 sq m)**

continued

#### 4. I & 2 Ash House, The Broyle, Ringmer



##### Special Features

The suites have been completely redecorated throughout with new carpeting. There are Digitemp combined heating/cooling units + 4 tea stations comprising wall & base units, sink unit + space for fridge. There are suspended ceilings with inset LED lighting. Some areas have surface mounted LED lights and/or LED strip lights.

##### Outside

To the front of the suites is an attractive courtyard with parking. There is also additional parking to the southwest side of the building accessed via Laughton Road. Parking allocation is as follows:

Suite 1:	8 spaces
Suite 2:	9 spaces

##### N.b.

Ash House Vets who occupy Suites 3 & 4 have their main car parking at the rear of the buildings accessed via Laughton Road. They only have 3 spaces in the courtyard which will be used by staff. All clients will be directed to the rear of the buildings and there will be a new entranceway from their car park into the offices. This shared entranceway with Suites 2 & 3 will be used by staff of the Practice only.

##### TERMS

New 10 year lease on a normal full repairing and insuring basis with a review after 5 years.

##### RENTS

Suite 1: £19,500 per annum exclusive of rates.  
Suite 2: £20,500 per annum exclusive of rates.  
Consideration will be given to letting each floor separately.

##### RATES

Local Authority: Lewes UBR (21/22): 51.2p  
Currently rated as one assessment and will need to be reassessed

##### VAT

VAT will be charged on the rent.

##### SERVICES

The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

##### VIEWING

Strictly by prior appointment with agents, **Lawson Commercial**.

##### Virtual Tours:

##### Suites 1-4

<https://premium.giraffe360.com/lawsoncommercial/b6b51e5d4e1b403b8fb3f35fdb7bacc1/>

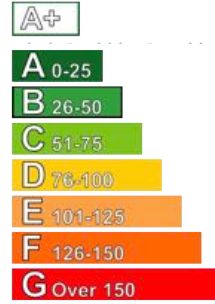


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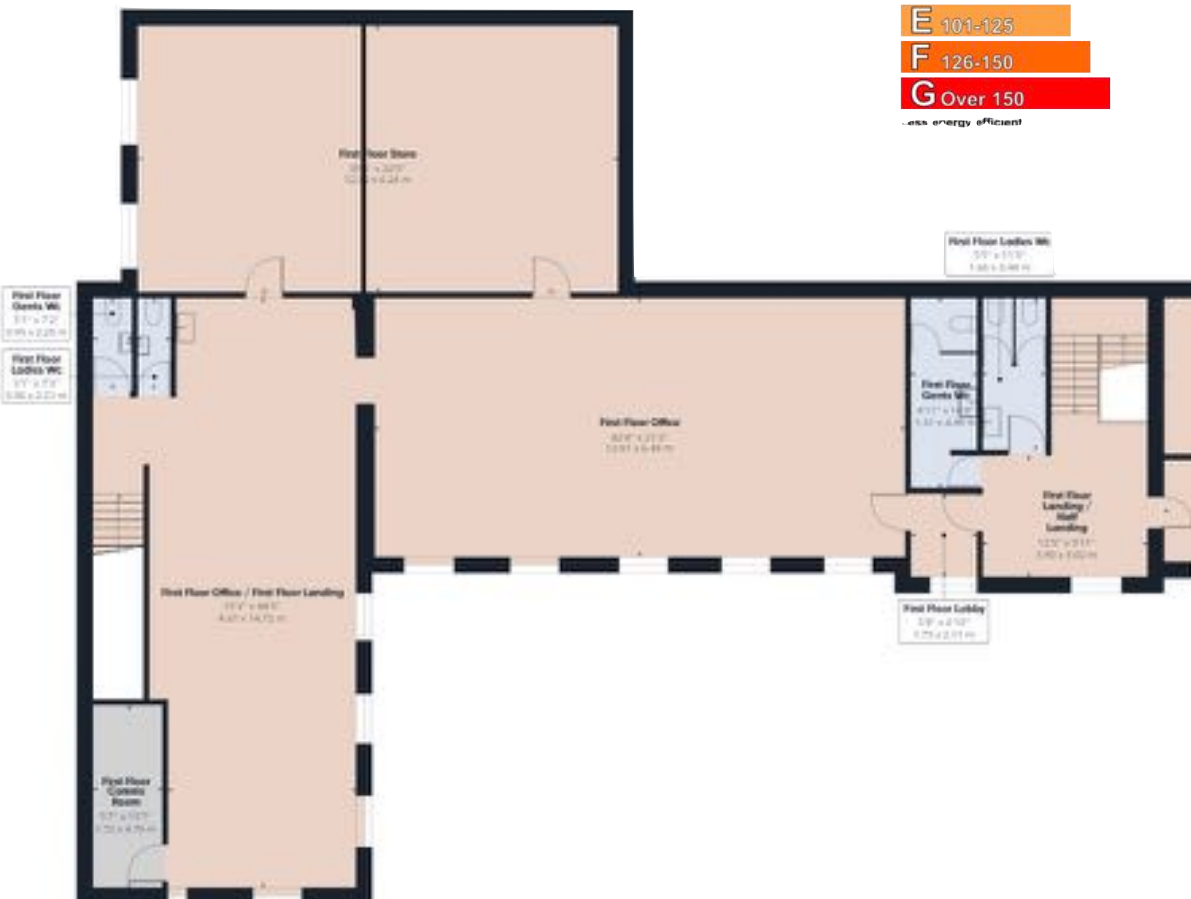
I & 2 Ash House, The Broyle, Ringmer



More energy efficient



44 This is how energy efficient the building is.



continued

6.

**1 & 2 Ash House, The Broyle, Ringmer**

