New high quality office suites

Office suites from
1,000 ft² to 23,000 ft²
(92m²-2136m²)
with on site parking

bell lane

lewes | east sussex

1& 2 Bell Lane completed and occupied
3 Bell Lane completion December 2010
4 Bell Lane completion December 2011

To let or for sale

A development by

cross|stone
URBAN REGENERATION

bell lane

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Lewes Mainline Railway Station

Lewes High Street

A27 Dual Carriageway

Lewes - a strategic office location

Lewes is the Historic County Town of East Sussex set within the picturesque South Downs, adjacent the River Ouse and falling within the boundaries of the South Downs National Park.

Lewes benefits from occupying a strategic business location within central Sussex, being situated 8 miles to the north east of the cosmopolitan City of Brighton and 6 miles north west of the port of Newhaven. Gatwick Airport lies nineteen miles to the north west of the town

Lewes benefits from excellent road links, with direct access onto the A27 and Brighton by-pass, within 4 miles and linking directly to the A23/M23 London to Brighton corridor and national motorway network.

Excellent public transport links are afforded by a comprehensive bus service to Brighton, Tunbridge Wells and the surrounding towns. Frequent rail services are also provided to London Victoria (64 minutes), Brighton (14 minutes) and Gatwick (34 minutes) from Lewes mainline railway station, which is situated within 700 meters of Bell Lane.

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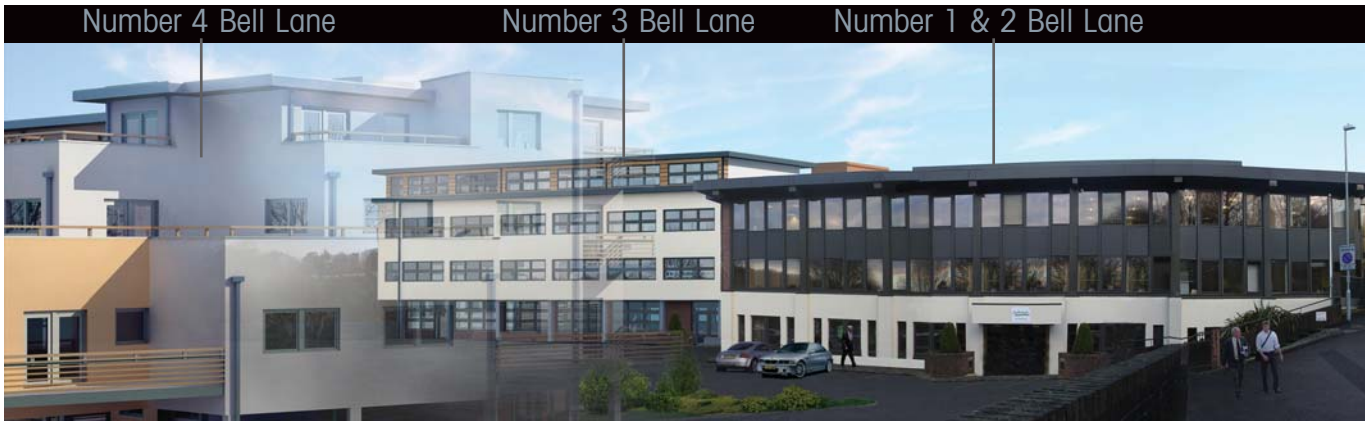


BELL LANE

Bell Lane is an impressive mixed use development totalling 47,000ft² of high quality office accommodation and 14 luxury apartments.

1 & 2 Bell Lane were completed in 2008, with the former headquarters of the global medical company Roche having been refurbished to create new high quality offices for Knill James Accountants and Southdown Housing Association, who now occupy 9,000ft² and 15,000ft² respectively.

3 Bell Lane is now underway which includes over 7,000ft² of new offices on the second and third floors of the building to be occupied by local solicitors Mayo Wynne Baxter, who are relocating from their old High Street premises into the open plan office environment offered at Bell Lane in December 2010.

3 Bell Lane will include a further 10,000ft² of offices which are now available for sale or letting on the ground and first floors of the building.

Work is also shortly expected to commence on 4 Bell Lane will comprise a further office building of 6,000ft² and 14 luxury apartments, overlooking Winterbourne Park.

The majority of parking for the development is situated in the existing covered car park, whilst there is also visitor and executive parking at ground level.

Everything you need in a modern office

The development will be of steel frame construction with high performance pre-fabricated infill panels, providing a high level of thermal insulation. The elevations will be rendered with self-coloured render and incorporate feature areas with cedar cladding. In brief, the development will also benefit from the following:-

- Open plan office suites, capable of sub-division
- Attractive reception and communal areas
- High specification WC's
- Office tea making points/kitchenettes
- Quality commercial grade carpet to office areas
- Suspended ceiling system with recessed category II lighting
- Double glazing with high thermal performance
- Comfort cooling/heating
- Fire alarm and entry system
- Managed parking

Individual fit out requirements can be considered before the development is finished.

Accommodation

Offices can be let as a whole or in certain instances can be divided to create smaller areas from 1,000ft².

1 & 2 Bell Lane — Pre-sold

3 Bell Lane — Ready December 2010

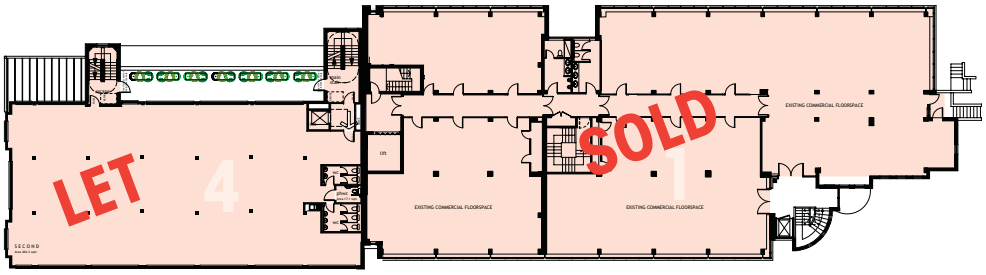
Floor	Size (ft²)	Size (m²)
Ground Floor	4,732	439.6
First Floor	5,097	473.5
Second Floor	4,351	404.2 Pre Let
Third Floor	2,914	270.7 Pre Let
Total	17,094	1,588.0

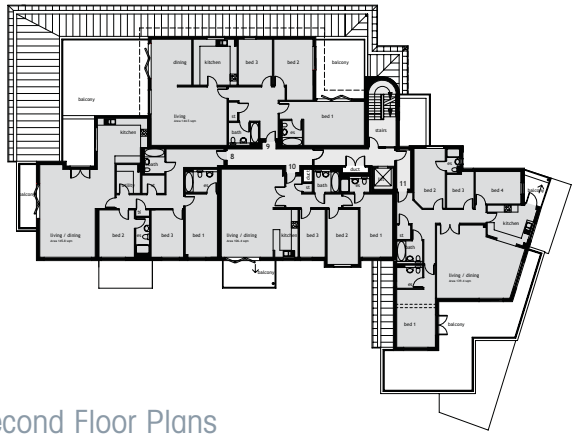
4 Bell Lane — Ready December 2011

Floor	Size (ft²)	Size (m²)
Ground Floor	2,692	250.1
First Floor	3,317	308.1
Total	6,009	558.2
Grand Total	**23,103**	**2,146.3**

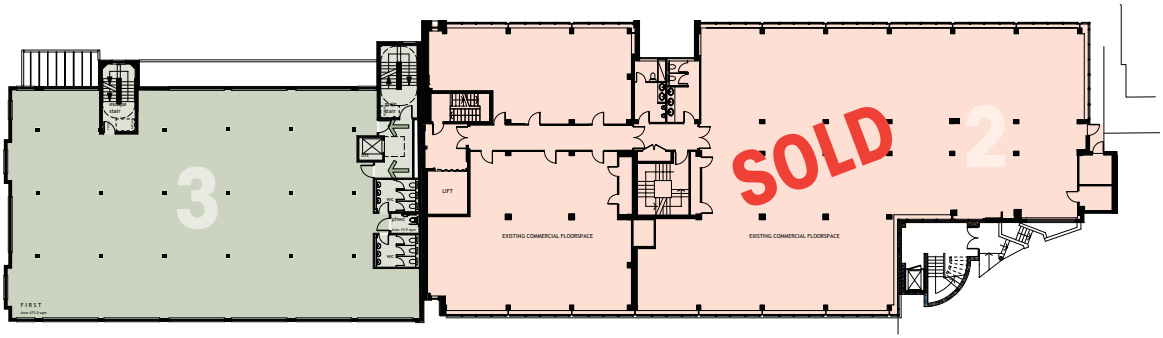
(4 Bell Lane also includes 14 luxury apartments)

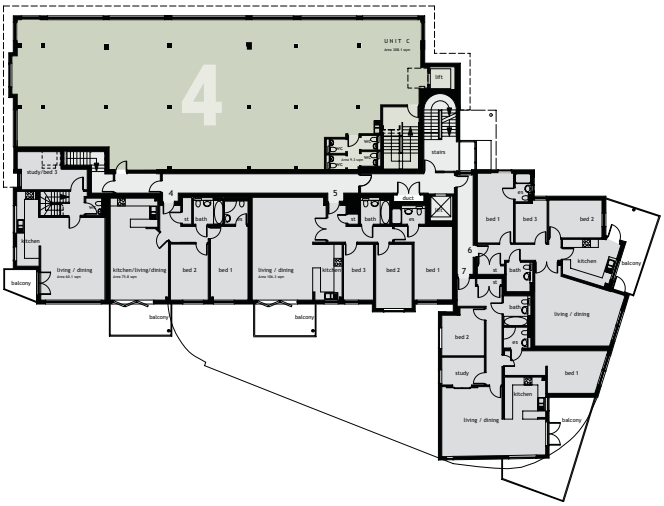
Ground Floor Plans





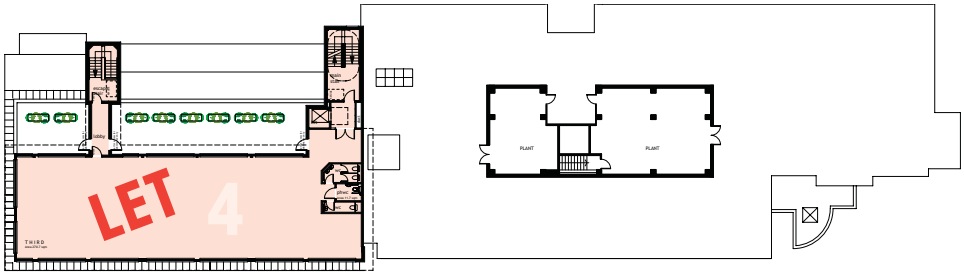
Second Floor Plans

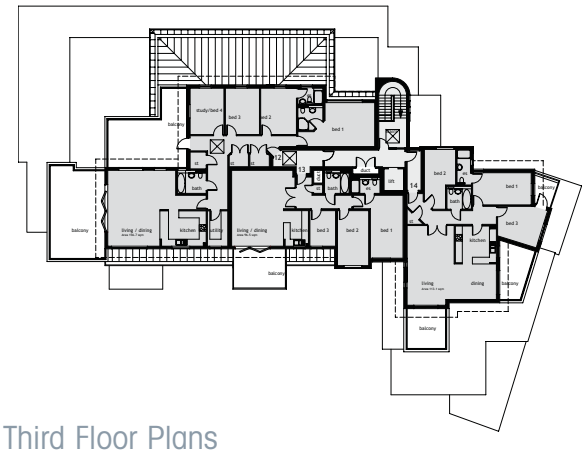




First Floor Plans

Lower Parking Level





Sold/Let

Commercial

Residential

Third Floor Plans

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A place to do business

Lewes is a market town with an affluent area population of 25,000 and a district population of over 90,000. The district population has a higher than UK average population of residents in rewarding careers, affluent families and the young and well-educated, making Lewes a particularly popular centre for service sector industries.

The town is a popular headquarters location for many large corporations and Government bodies including Fujitsu, East Sussex County Council, Southdowns College, Sussex Police Headquarters, Sussex Ambulance Service and Southdowns NHS Trust. Lewes has also proved a popular base for solicitors and barrister chambers, with Lewes Crown and County Courts situated in the town.

Lewes has a thriving town centre with a vibrant mix of retailers, restaurants and services available within the famous High Street area. Many independent retailers and boutiques are represented alongside a number of national traders including Café Nero, Costa Coffee, Fat Face, White Stuff, Waitrose and Boots. A vibrant tourist trade boosts the local economy principally due to the town's profound history and heritage.

Car Parking

On-site parking is available, with an excellent provision of 1 parking space per 500ft^2 (some spaces are tandem parking).

Availability

The offices are available as a whole, on a floor-by-floor basis or in suites from 1,000ft^2 (92.1m^2). Work has commenced on 3 Bell Lane and the offices will be ready from the beginning of 2011. Work on 4 Bell Lane will also commence shortly and these offices will be available during late 2011.

Lettings

The offices are available upon new effective full repairing and insuring leases for a term to be agreed.

Sales

The offices can also be made available for sale upon 150 year ground leases at a nominal ground rent (availability subject to the part of the building required).

Service Charge

A competitive service charge is payable in respect of maintenance of the development.

Rent/Price

Full pricing details upon application.

VAT

We understand VAT will be applicable to the rent/sale price at the prevailing rate.

Business Rates

To be assessed.

Oakley
www.oakleyproperty.com

Contact

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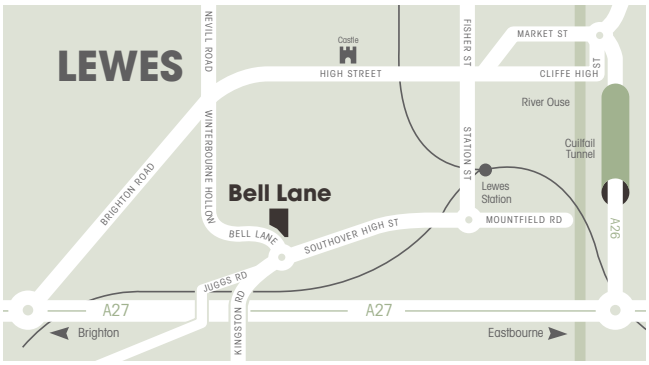

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