ATELIER
WORKS

CREATIVE BUSINESS SPACE IN LEWES
FOR SALE OR RENT 630 SQ.FT. UP TO 18,400 SQ.FT.

PURCHASE OR LEASE YOUR CREATIVE BUSINESS SPACE FROM 630 SQ.FT. UP TO A TOTAL OF 18,400 SQ.FT.*

Atelier Works offers your business a unique premises solution. Not only benefitting from an unrivalled location, but also offering a blank canvas for you to create the right image for your business.

The studios will be finished to shell specification ready for your final fit out, allowing you to determine how the space will best suit your business needs.

With a full height ceiling atrium at the front of each unit at 4.7m and benefitting from a full height shop front the wow factor and use options are up to your imagination.

The studios have pre-installed rear mezzanine areas and each will offer you the flexibility to promote your business to its full potential.

Whether you are looking to use the space for making, design studios or office use, the Studios at Atelier Works have a 'B1' Use Class, which offers complete flexibility for your business.

*Units can be combined to create larger gross internal floor areas.

Please note: CGI of Atelier Works interior. This is indicative of how the studios could look following occupier fit out and is not the finished specification provided by the developer, see specification for more details.

Please note: CGI of Atelier exterior. This is indicative of how the studios could look. However, final finishes may vary at developers discretion.

THE PERFECT LOCATION TO ESTABLISH YOUR UNIQUE BRAND

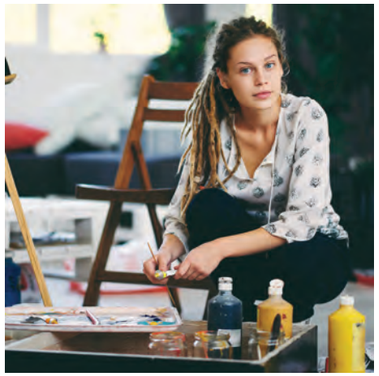
Atelier Works occupies a central location within the heart of the Historic Town of Lewes, within the South Downs National Park.

The studios will offer your business a sustainable location, with easy access to Lewes Bus and Rail Stations, as well as the A23/M23 London/Brighton Corridor, via the Lewes By Pass and A27.

Both staff and customers will find your location readily accessible with a convenient walk through Lewes and along the river walkway.

Brighton	8 miles
Gatwick	31 miles
London	57 miles

Lewes Station	0.8 miles
Lewes Bus Station	0.4 miles
Tesco Supermarket	100 metres
Town Centre	0.4 miles
River walk and onto Recreation Field	200 metres



SPACE TO CREATE

Lewes is home to a wealth of creative industries and the vibrant patronage of the arts can be felt through the character of its lanes and twittens as you wander through the town.

Atelier will provide up to 18,400 sq.ft. of flexible creative spaces, suitable for use as studios, offices or making spaces.

The studios are available individually or combined and can be either purchased or are also available to rent on flexible lease terms.

The units are designed to accommodate the widest possible range of business types that can operate within the 'B1' use class category, for example makers, artists, designers and more traditional office uses.

The studios are arranged within the three Atelier blocks to be known as Atelier Court, Sketch Place and Artisan House and will provide self-contained studio spaces from 630 sq.ft. up to 1,765 sq.ft. Units can be easily combined to make larger completely open plan spaces of up to 3,770 sq.ft.

SPACE TO LIVE

Atelier is arranged across three separate blocks, which in addition to the studios will also provide 41 upper floor exclusive apartments located in the heart of Lewes and with immediate access to Malling recreation field and the River Ouse.

The development also benefits from its proximity to the artisan shopping and café culture of Lewes and is within a short walk to Lewes Station, within ¾ of a mile.

The residences within Atelier will offer a selection of 1 and 2 bedroom apartments, providing both private sale and shared ownership housing. All apartments will have attractive balconies, which will enable you to enjoy views of Lewes Castle and the surrounding South Downs National Park.

Some of the units will benefit from dedicated parking and there are electrical car charging points and a communal car club included within the development.

Oakley
Your Sussex Property Expert

FOR RESIDENTIAL ENQUIRIES

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East Sussex BN7 2LN
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E lewes@oakleyproperty.com

SPACE TO PLAY

Whether you enjoy cycling, swimming, running or just a quiet walk, at Atelier you will enjoy the perfect location to pursue your favourite activity within the heart of the beautiful County Town of Lewes.

Atelier offers immediate access to the Malling Recreation Park, which is the starting place for numerous attractive river walks and activities.

You are in the perfect starting place for either a stroll into town for a cappuccino and read of the papers or an invigorating walk along the banks of the River Ouse.

Take a dip in the Pells Swimming Pool which is located within 700 metres of Atelier, the oldest documented freshwater outdoor swimming pool in the UK.

Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques.

Dining out in Lewes is a pleasure, from the gastronomic delights on offer at the Jolly Sportsman in nearby East Chiltington, to the wide range of gastro pubs in and around the town, many of which support the resident Harvey's Brewery.

Visit the farmers' market on the first Saturday of every month to pick up some delicious local fare. Pop into Bill's for a cuppa or something more substantial from the mouth-watering menu. Have a pint of Harvey's, the local brew, and tune into some music in one of the many friendly pubs in the area.

Lewes has an active sporting hub, with a Leisure Centre, Swimming Pool and Running Track. Both Lewes Rugby and Football Clubs are well established, with significant facilities. And finally, from Atelier you will enjoy stunning views and access to the South Downs National Park, an historic landscape that covers 1,600km2 of breath-taking views and hidden gems.

ATELIER WORKS

SPECIFICATION

The units will be completed to a base 'shell' specification ready for your own fit out, enabling purchasers to create their own unique space for their business needs.

The specification will include:-

- Full height glazed aluminium (or composite) shop fronts
- The mezzanine will be steel frame with tongue and groove high density particle board decking, stair access and exposed mezzanine edges will be fitted with a twin handrail balustrade and galvanised kickboard.
- The floor will be a structural slab/raft, insulation with screed to SR2 floor finish.
- Walls pointed blockwork, painted white.
- Disabled W.C. provision with wash hand basin and water supply/ drainage spur for occupant kitchen connections in main area.
- Air conditioning routes will be provided to plant areas.
- Power to a distribution board (Occupier to apply for power connection).
- BT cable ducting will be provided (Occupier to apply for BT connection)

Subject to negotiation certain occupier fit-out works maybe able to be accommodated by the developer.

AVAILABILITY

The first units within Atelier Works are expected to be available from spring 2021. Expressions of interest are welcome from businesses looking to either rent or purchase.

PARKING

One parking space will be offered per unit. Atelier will also offer a comprehensive level of electric car charging points across the development.

TERMS

The units are available to let on new leases for a minimum term of 5 years. Alternatively, the units are for sale upon new 999 year leases, subject to payment of a peppercorn ground rent. See the pricing/availability schedule for more information.

SERVICE CHARGE

Each unit will pay a pro rata service charge for common services applicable to the business units and the scheme in general. Further details on request.

VAT

The rent or purchase price will be subject to VAT at the standard rate.

premier guarantee

BUSINESS RATES

Each occupier will be responsible for the business rates for each unit they occupy. The units will not be assessed until they are completed and in an occupiable condition.

PERMITTED USE

The Atelier works units have a flexible B1 (a/c) planning consent which means that they are suitable for a variety of office, studio, light assembly and creative art uses. There will be management controls within the leases to ensure that future uses of the units, within the B1 use category, do not environmentally conflict with the enjoyment of the other Atelier Works units or upper floor apartments.

LEGAL COSTS

Each party will pay their own legal costs.

VIEWING

Strictly by appointment through sole letting agent, Oakley Property.

Oakley

Leigh Doherty
Tel: 01273 627411
Email: leigh@oakleyproperty.com

Steven Harvey
Tel: 01273 645772
Email: steven@oakleyproperty.com

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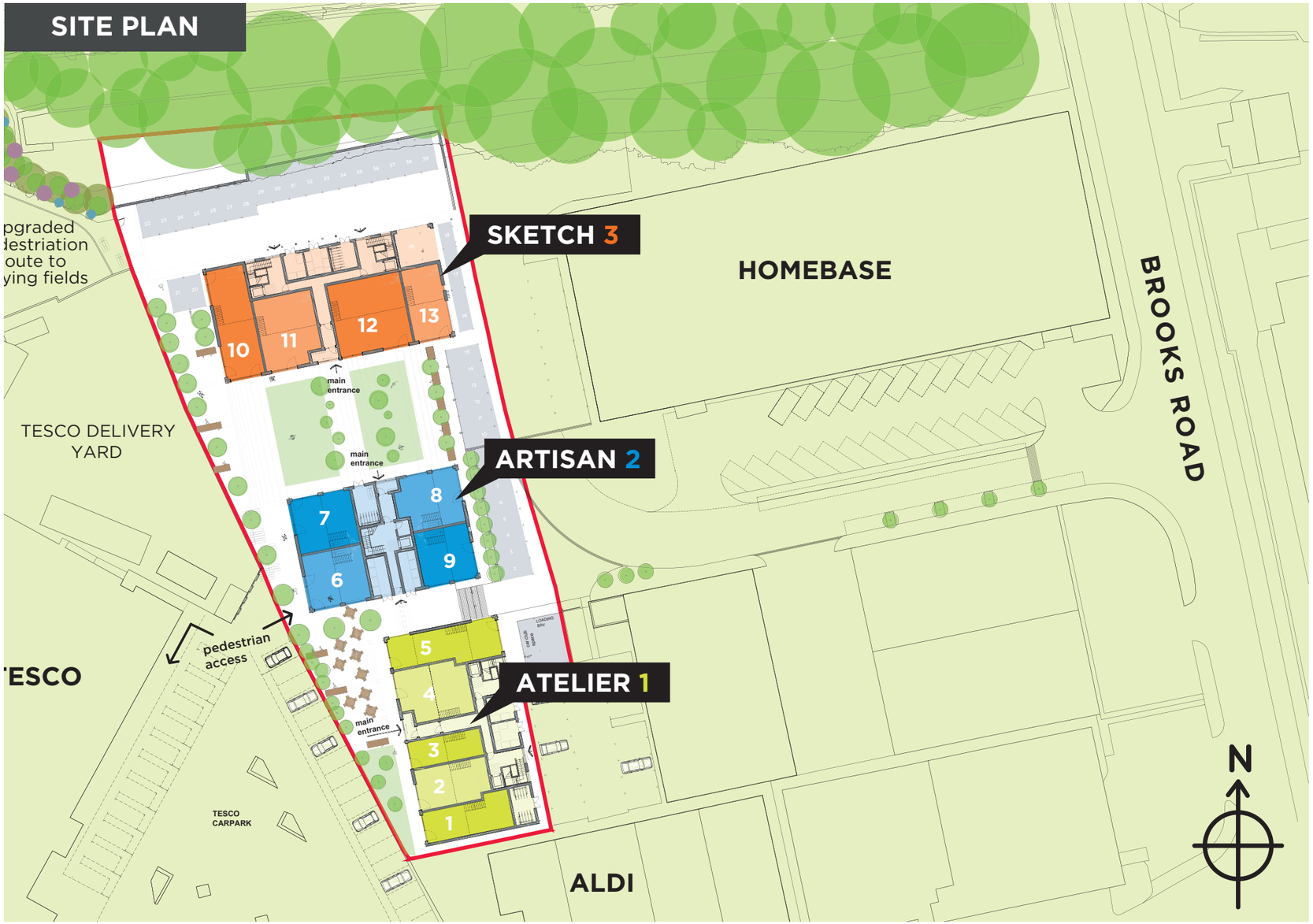
SITE PLAN



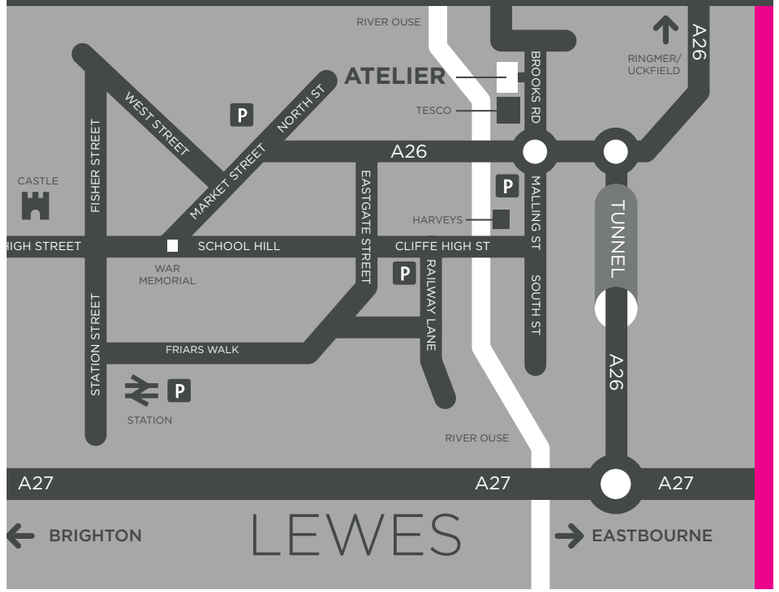
UNIT SIZES & FLOOR PLANS

Units 1 to 13 range in size from 630 sq.ft. to 1,765 sq.ft. However, by combining units larger self-contained gross internal floor areas can be created of up to 3,770 sq.ft.

A comprehensive Floor Plans Brochure and Pricing/Rent Schedule are available to be read in conjunction with this brochure.

ATELIER LEWES, BROOKS ROAD, LEWES, EAST SUSSEX BN7 2YJ*

*Atelier has been dedicated several different postcodes, please check the relevant postcode for your block.



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