



durlings

chartered surveyors  
and property consultants

Suite 13 April Court • Sybron Way • Jarvis Brook • Crowborough • East Sussex TN6 3DZ  
Offices - To Let - 2170 sq ft





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### Location

April Court is located towards the end of Sybron Way on this popular trading estate. There is a Tesco Superstore located at the entrance to Sybron Way, close to its junction with Rotherfield Road.

Crowborough train station (Jarvis Brook) is 0.4 miles away - a 10-minute walk - and has a direct service to London Bridge within 70 minutes.

### Description

A modern First Floor self-contained open plan office suite within a purpose-built building, with ample on-site designated parking.

The suite is carpeted and part air-conditioned. It has suspended ceilings with LED lighting and shares a goods lift with one other suite.

Suitable for a wide range of alternative uses.

*(The image above is of a typical office at April Court)*

### Floor Area

2170 sq ft (201.6 sq m)

### Tenure

Leasehold

### Rent

£16,000 per annum, exclusive of all other outgoings. VAT is applicable to the rent.

### Terms

New lease terms by arrangement.

### Service Charge

A service charge is levied - full details on request.

### Business Rates

Rateable Value - £11,500

Subject to certain qualifying factors the office may benefit from Small Business Rates Relief resulting in a nil charge.

### Viewing Arrangements

By appointment through either of the joint agents:-

**Durlings** - Tel - **01892 552500**

Julie Chalmers - [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)

Rupert Farrant - [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

or

**Oldfield Smith** - Tel - **01825 762222**

Richard Oldfield - [richard@oldfield-smith.co.uk](mailto:richard@oldfield-smith.co.uk)



## COMMERCIAL

Contact Rupert Farrant  
or Julie Chalmers on

**01892 552 500**

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