



chartered surveyors
and property consultants



Unit 8 April Court • Sybron Way • Crowborough • East Sussex TN6 3DZ
Light Industrial / Warehouse Unit - To Let - 1969 sq ft

SUMMARY

- **Available To Lease Now**
- **Size - 1,969 sq ft**
- **Rent - £17,000 per annum**

Location

Forming part of the April Court development located along Sybron Way in the heart of Crowborough's established trading estate. A Tesco store is located at the entrance to the development with Crowborough mainline station close by.

Description

Purpose built terraced industrial unit/warehouse.

Overall, 183.5 sq m (1969 sq ft) being self-contained with 2 separate cloakrooms and kitchen.

Arranged as showroom to front having false ceiling with inset lighting and carpet. To the rear a warehouse/production area with offices, store, kitchen, and cloakrooms has been created.

Ample on-site parking.

Roller shutter door to front plus personal access door. Further door at rear leading to fire escape corridor.

Front section 'L' shaped 6.2m (20' 3") x 5.9 m (19' 3") plus 4.1m (13' 6") x 1.3m (4' 3") – overall 41.9 sq m (447 sq ft) divided to form reception to one side

with door to front and warehouse/workshop with roller shutter door to front

Middle section 6.1m (20') x 9.6m (31' 6") – overall 58.6 sq m (630 sq ft)

Rear section 8.3m (27' 3") x 10m (32' 9") – overall 83 sq m (892 sq ft) divided by false partitioning to provide for 3 rooms Total overall area 183.5 sq m (1969 sq ft).

NB Other office suites also available within the building – please see separate listings.

Floor Area

1,969 sq ft - overall.

Rent

£17,000 per annum, exclusive of all other outgoings.

Terms

New lease by arrangement.

Business Rates

On application.

Service Charge

On application.

Viewing Arrangements

Strictly by appointment and accompanied.

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