



chartered surveyors
and property consultants



Unit 10 Millbrook Industrial Estate • Sybron Way • Crowborough • East Sussex TN6 3DZ

Industrial / Office Building - To Let – circa. 10,000 sq ft

COMMERCIAL

Location

Located on Sybron Way, one of the main trading estates in Crowborough and close to the mainline station.

There is a Tesco store located at the entrance to the estate.

Description

A prominently situated purpose built industrial / office building with an overall gross internal floor area of approximately 10,000 sq ft (929 sq m) evenly arranged over two floors.

There is feature double height gazed entrance / stair lobby on the corner of the building.

There is a roller shutter loading door for the ground floor warehouse area which has a minimum floor to ceiling height of 2.25 metres.

The first floor has been fitted out to provide good quality offices and showroom space. There is also a large kitchen / break out room.

To the front and side of the building there are at least 11 car spaces

Floor Area

10,000 sq ft (929 sq m)- approximately.

Rent

£70,000 per annum, exclusive of all other outgoings.

Terms

New lease by arrangement.

Business Rates

The current rateable value is £51,000. Interested parties are advised to check the amount payable for the year directly with Wealden District Council – 01323 443322

Viewing Arrangements

Strictly by appointment and accompanied.

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Rupert Farrant – rupert@durlings.co.uk

Important Note:

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- **Subject to contract and lease**
- **Subject to accounts and references**
- **A rent deposit will be required**





Ground Floor

Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

