



## 9B Connors Yard

Beeches Road, Crowborough, TN6 2AH

### Detached Commercial Unit in Established Estate – Office/Workshop space

**698 sq ft**  
(64.85 sq m)

- Detached, self-contained workshop/office
- Close to town
- Kitchen & WC facilities
- Mixed of office, workshop and storage accommodation

# 9B Connors Yard, Beeches Road, Crowborough, TN6 2AH

## Summary

<b>Available Size</b>	698 sq ft
<b>Rent</b>	£7,250 per annum
<b>Business Rates</b>	Current 1 April 2023 to present £5,900 - Future from 1 April 2026 £6,500
<b>Car Parking</b>	2 car parking spaces are allocated to this unit.
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a detached, self-contained brick-built workshop/office unit situated within Connors Yard, an established small business estate off Beeches Road. The unit is positioned close to the main entrance to the estate and benefits from good accessibility.

The accommodation provides a practical mix of office, workshop and storage space, including a main office, additional workshop, storage or office area, kitchen/rest room, disabled-compliant WC, and first-floor storage. The premises are suitable for a range of office, light industrial or workshop uses and benefit from convenient links to the town centre, surrounding residential areas and the main line railway station.

We are offering the premises by way of a lease assignment. The lease is dated 24 August 2021 for a term of 6 years therefore expiring 23 August 2027. The passing rent is £7,250 per annum exclusive. A copy of the lease is available upon request.

If the ingoing tenant would prefer, we can also offer a new lease on terms to be agreed direct from the landlord. More information available upon application.

## Location

Located off Beeches Road close to its junction with Crowborough Hill.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office 1	228	21.18
Ground - Kitchen/Rest Room	126	11.71
Upper Ground - 1st Floor Store/Office	221	20.53
Ground - Workshop/Storage	123	11.43
<b>Total</b>	<b>698</b>	<b>64.85</b>



## Viewing & Further Information



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