



## Suite 2

1-3 Warren Court, Park Road, Crowborough, TN6 2QX

### **Modern Office Suite To Let with Parking – Close to Crowborough Town Centre**

**931 sq ft**  
(86.49 sq m)

- Modern town centre investment
- Generous car park
- New lease available
- Air conditioned in parts of the office

# Suite 2, 1-3 Warren Court, Park Road, Crowborough, TN6 2QX

## Summary

Available Size	931 sq ft
Rent	£14,000 per annum exclusive
Rateable Value	£10,500 Current rateable value (1 April 2023 to present)
EPC Rating	C

## Description

Suite 2 comprises a well-presented, self-contained first-floor office suite, providing flexible open-plan accommodation suitable for a range of business uses. The suite benefits from a dedicated kitchen, meeting room and shared WC facilities with one other occupier.

The Suite will be redecorated to benefit from carpet tiles, freshly painted natural walls, ceiling tiles with inset LED lighting, perimeter trunking good natural light, air conditioning in part and gas control heating.

Externally, the property offers generous on-site parking to the front, ensuring excellent accessibility for both staff and visitors - 5 parking spaces demised with visitor bays in addition. A new lease is available on terms to be agreed, on a proportionally full repairing and insuring basis.

The location provides convenient access to Crowborough's town centre.

## Location

Located along Park Road which is accessed immediately from the main A26 road just north of Crowborough Cross and within easy reach of the town centre.



## Viewing & Further Information



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