



OFFERS IN THE REGION OF £1,950,000

**UNIT 1 & 2 WEALDEN INDUSTRIAL ESTATE, JARVIS
BROOK, CROWBOROUGH, EAST SUSSEX, TN6 2JR**

FREEHOLD END OF TERRACE LIGHT INDUSTRIAL / WAREHOUSE PREMISES - FOR SALE
16,452 SQ FT (1,528.44 SQ M) 0.64 ACRES (0.26 HECTARES)



Summary

Freehold end of Terrace Light Industrial / Warehouse Premises – For Sale

Available Size	16,452 sq ft
Price	Offers in the region of £1,950,000
EPC Rating	Upon Enquiry

- Established industrial area
- Five minute walk from Crowborough train station
- Detached building
- Secure yard
- Prominent corner unit
- Capable of sub-division
- Attractive glazed return entrance / reception area
- 6m eaves
- Loading doors at front and rear of unit 1
- Approximately 20 car parking spaces
- Canteen Area
- Ground and first floor Offices
- Freehold
- Vacant possession
- 0.64 Acre site
- Would suit owner occupiers and investors



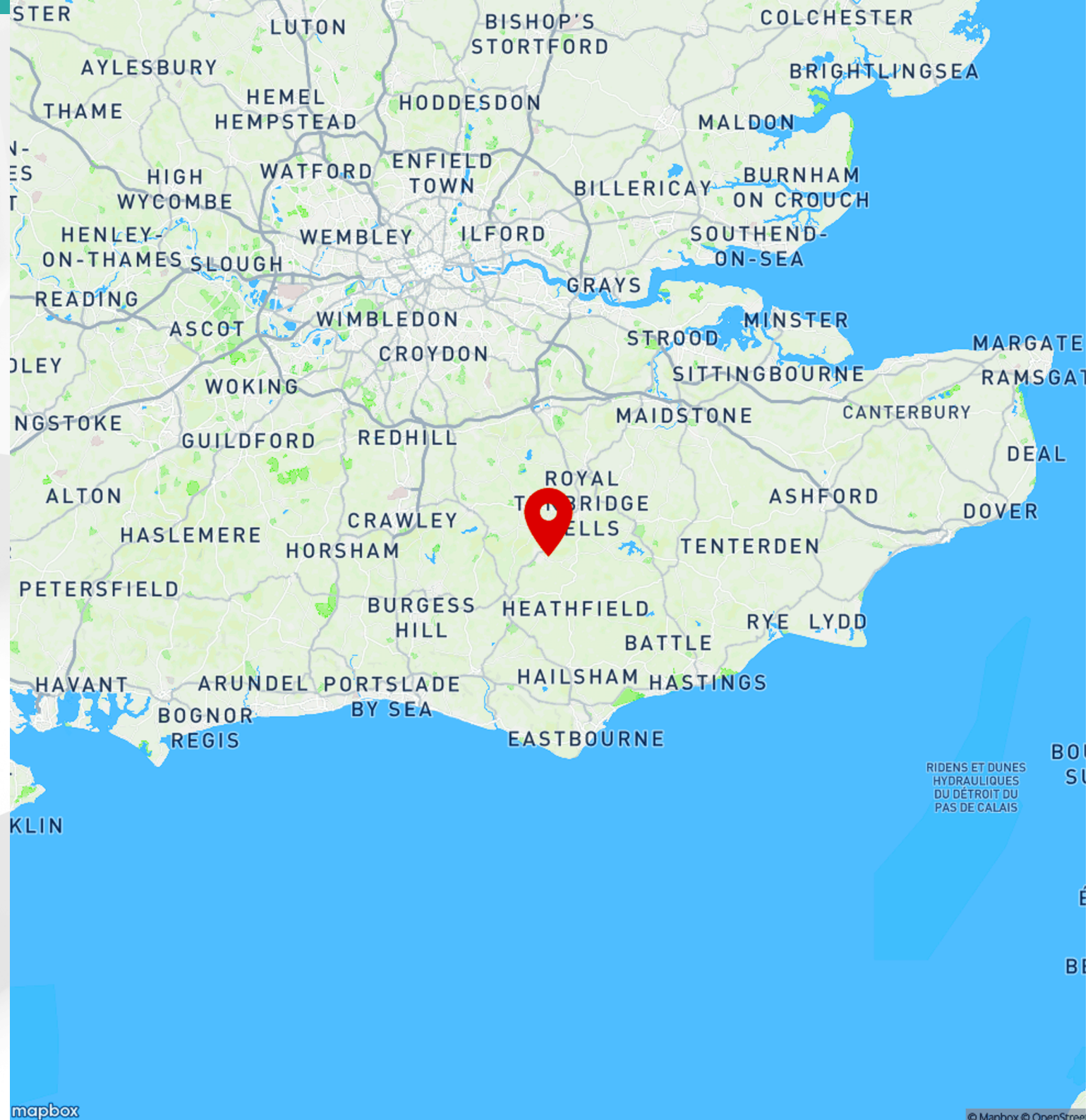
Location



Unit 1 & 2 Wealden Industrial Estate, Farningham Road, Jarvis Brook, Crowborough, East Sussex, TN6 2JR

The property is located in the town of Crowborough, East Sussex, which sits on the edge of the High Weald Area of Outstanding Natural Beauty. The town has a population of approximately 21,000. The Wealden district more generally has a population closer to 161,000 and contains a number of large countryside towns and the South Downs National Park.

Crowborough station is five minutes walk from the subject property. The immediate area around the property is commercial in nature with a selection of workshops, offices and retail warehouses on the estate. Nearby occupiers include Howdens, Travis Perkins, Parker Building Supplies and Webster Griffin.





Further Details

Description

The property is made up of two interconnecting warehouse units with a first-floor mezzanine installed to create canteen space. The properties are constructed of steel portal frame construction with part blockwork walls and panelled elevations. The properties have shallow pitched roofs with a large, domed, transparent roof light. Fenestration is casement style and double glazed.

Internally the property has been part fitted out as workshop/warehouse with ancillary offices. The offices have with suspended ceilings, raised floors with carpet tiles, recessed LED lighting and air conditioning.

Accommodation

We have measured and calculate the property to have the following Gross Internal Area:

	sq ft	sq m
Unit 1		
Ground Floor - Warehouse	8,609	799.79
Ground Floor - Office	721	66.97
Sub-Total	9,330	866.76
First Floor - Office	721	66.96
First Floor - Canteen	1,001	93.03
Sub-Total	1,722	159.99
Unit 1 Total	11,052	1,026.75
Unit 2		
Ground Floor - Warehouse	5,401	501.72
Total GIA	16,452	1,528.47

Floor plan available upon request

Planning

We understand the property to benefit from Class B2 and Class B8. Interested parties will need to verify the above.

Tenure and Terms

The property is available freehold held under two separate titles with vacant possession seeking offers in the region of £1,950,000 (one million, nine hundred and fifty thousand pounds).

Alternatively an occupational lease of the property may be considered. Further details available from the agent upon request.

Business Rates

The Rateable Value for the property as of April 2023 is £96,000.

Viewings

Strictly by appointment via sole agents Vail Williams LLP.

VAT

VAT may be chargeable on the sale, interested parties are advised to confirm VAT status.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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