



Unit 1, Lexden Lodge

Jarvis Brook, Crowborough, TN6 2NQ

Modern Industrial unit with offices overall (1050 sq ft) To Let

1,050 sq ft
(97.55 sq m)

- Prime location
- Close proximity to Crowborough station
- Modern industrial unit
- Ample parking & lorry turning area
- 50/50 industrial / office split unit

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Summary

Available Size	1,050 sq ft
Rent	£13,250 per annum
Rateable Value	£10,750 Current 1 April 2023 to present - £10,750. Future from 1 April 2026 - £11,500.
Car Parking	There are 2 car parking spaces allocated with further visitor parking and lorry turning.
EPC Rating	E

Description

Modern end-of-terrace industrial unit located on an established trading estate at the foot of Crowborough Hill, within close proximity to the railway station.

The property comprises an end-of-terrace industrial unit of steel frame construction with part brick elevations. Access is provided via double personnel doors.

The accommodation is arranged as showroom/light industrial space with a cloakroom at ground floor level, with offices, a kitchen, and a further cloakroom located on the first floor.

Ground floor: 56 sq m (602 sq ft), comprising showroom and cloakroom

First floor: 41.7 sq m (448 sq ft), arranged as offices, kitchen, and cloakroom

Externally, there is a parking area to the front of the unit.

Available on a new full repairing and insuring lease, for a term to be agreed.

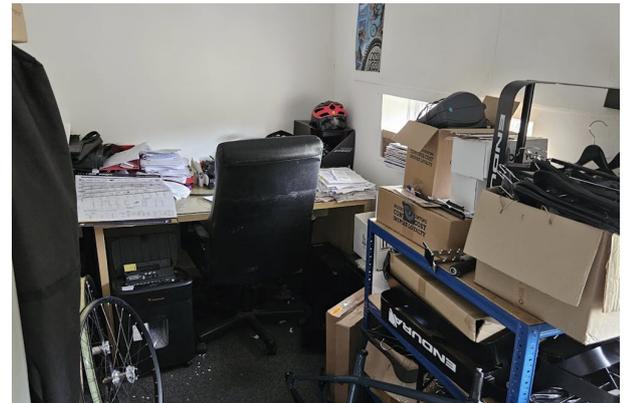
Location

The property is in a convenient spot just off Crowborough Hill, near the junction with Farningham Road, with easy access to Crowborough Railway Station and the surrounding area, making it suitable for a range of businesses.

Accommodation

The accommodation comprises the following gross internal floor areas :

Name	sq ft	sq m
Ground	602	55.93
1st	448	41.62
Total	1,050	97.55



Viewing & Further Information



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