



## Unit 2

Lexden Lodge Industrial Estate, Crowborough, TN6 2NQ

**Modern Industrial Unit on  
established trading estate  
fitted out as commercial  
kitchen, Crowborough  
£750pcm/£9,000pa**

**614 sq ft**  
(57.04 sq m)

- Industrial unit/warehouse on established business park to let
- Fitted out for catering, food preparation and cooking
- Close to main line railway station
- Due to be refurbished
- Suitable for alternative uses

# Unit 2, Lexden Lodge Industrial Estate, Crowborough, TN6 2NQ

## Summary

<b>Available Size</b>	614 sq ft
<b>Rent</b>	£9,000 per annum
<b>Rateable Value</b>	£6,800 Current rateable value (1 April 2026 to present)
<b>EPC Rating</b>	D

## Description

Unit 2 comprises a warehouse/industrial unit currently arranged and fitted out for food preparation and delivery. It also has a suspended ceiling which could be removed to provide for full height and is part partitioned. The landlords will consider removing the catering equipment if this is not required.

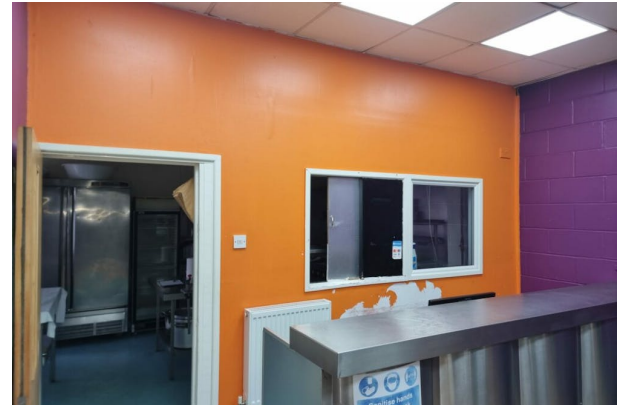
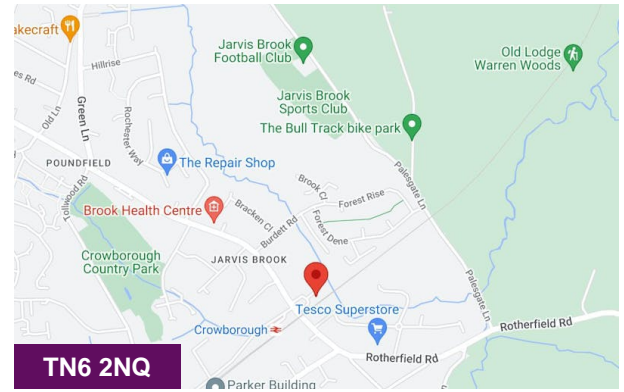
The unit measures internal width 5.9m (19'6") x depth 9.6m (31'6"). Gross internal area 57 sq m (614 sq ft). Eaves height 5.6m (18'6") apex height 6.7m (21'9"). Roller shutter door to front height 4.1m (13'6") x width 3.0m (9'9"). Window to side with security grille plus personal access door, strip lights.

Within the space is a cloakroom having low level WC plus hand basin. 2 car parking spaces are allocated to the unit.

A new lease is available on normal full repairing and insuring basis, length to be agreed.

## Location

Lexden Lodge Business Park is located at the foot of Crowborough Hill with access directly opposite Farningham Road near the mainline train station. Unit 2 is located towards the front of the industrial park with car parking alongside. The site comprises shops to the front with offices and workshops at the rear.



## Viewing & Further Information



**Alex Roberts**

01825 762 222 | 07795 212 798

alex@oldfield-smith.co.uk



**Hannah Murphy**

01825 762222

hannahm@oldfield-smith.co.uk