



Unit C

Lexden Lodge Business Park, Jarvis Brook, Crowborough, TN6 2NQ

**Refurbished air-conditioned
office with parking near
Crowborough Station –
£8,995pax**

668 sq ft
(62.06 sq m)

- Ample parking
- Self contained with kitchen and cloakroom
- Close to main line station
- Air conditioned

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Summary

Available Size	668 sq ft
Rent	£8,995 per annum
Business Rates	Current 1 April 2023 to present - £7,000. Future from 1 April 2026 - £7,600
EPC Rating	C

Description

The property comprises a refurbished office/workspace arranged over ground and first floors, providing a mix of reception, office, kitchen/restroom, and storage space. The premises are finished to a high standard with air conditioning, ceiling lighting, wood laminate and carpeted flooring, and modern fixtures throughout.

Reception Area / Office – Ceiling spotlights, wood laminate flooring, wall-mounted air conditioning, part-glass partition to kitchen/rest room.

Kitchen / Rest Room – Range of base units, laminate flooring, stainless steel sink, feature glass wall to reception, wall heater, ceiling spotlights.

Cloakroom – Separate low-level WC and wash hand basin.

Office – Twin aspect, air conditioning, ceiling LED lighting with dimmer, wood laminate flooring.

Ground Floor Store – Accessed from kitchen area.

First Floor Office / Stores – Twin aspect, part limited height, ceiling lighting, air conditioning, carpet, shelving along one wall.

Allocated on site car parking immediately to the front.

New lease available on normal full repairing and insuring basis, length to be agreed but for a minimum term of 3 years. There is a service charge levied for contribution towards shared services . VAT will be charged on the rent and service charge.

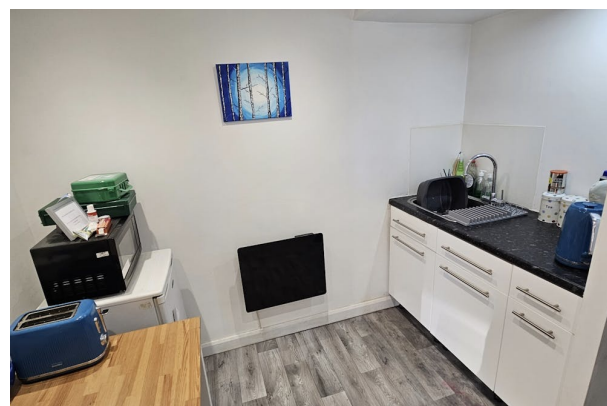
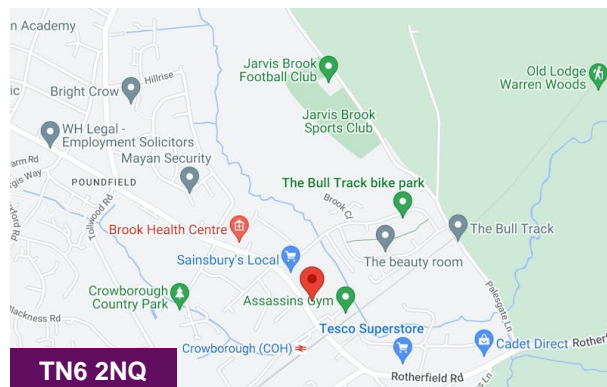
Location

Lexden Lodge Business Estate is located at the foot of Crowborough Hill with access directly opposite Farningham Road via a separate entrance and exit. It runs alongside the railway with services to London Bridge. The station is located opposite at Farningham Road. The main trading estates are located locally at Farningham Road and Sybron Way. The site comprises retail units to the front and facing Crowborough Hill with offices and workshops set behind.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Reception Area / Office	101	9.38
Kitchen/Rest Room	81	7.53
Office	156	14.49
Ground Floor Store	54	5.02
1st Floor Office/ Stores	276	25.64
Total	668	62.06



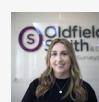
Viewing & Further Information



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