Oldfield Smith & Co.
Chartered Surveyors

To Let



Unit 20 Millbrook Business Park

Sybron Way, Crowborough, TN6 3JZ

End-of-Terraced Industrial/workshop unit with full height and parking

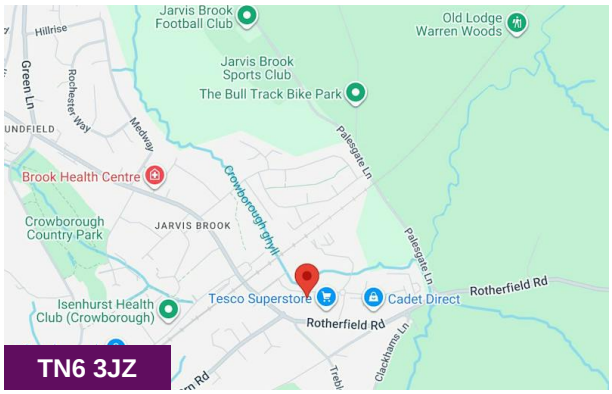
933 sq ft
(86.68 sq m)

- Industrial/workshop and storage unit
- Open plan full height accommodation
- Two demised parking spaces, plus loading
- Suitable for a variety of uses (STNC)
- New lease available with quoting rent of £12,500 pax

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Summary

Available Size	933 sq ft
Rent	£12,500 per annum
Rateable Value	£8,400 Current rateable value (1 April 2026 to present)
Car Parking	The parking provision is 2 demised parking spaces, plus loading.
VAT	Not applicable
EPC Rating	E



Description

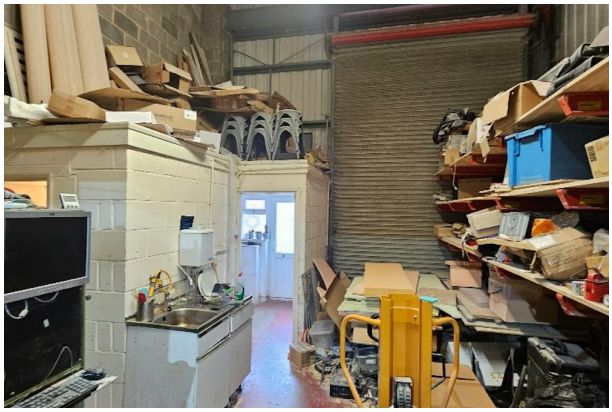
Rare opportunity to lease an end-of-terrace industrial/workshop/storage unit situated on a well-known and established industrial estate.

The unit offers approximately 933 sq ft of ground floor predominantly open plan accommodation, which has been divided to provide an entrance area, kitchen, WC and a rear office, alongside the main working/storage space. The unit boasts full height of 6.4m to eaves and roller shutter measuring 2.98m (w) x 6.09m (h). It benefits from 3 phase electricity.

Externally, the property benefits from two allocated parking spaces and loading facilities.

The unit would suit a variety of businesses looking for practical industrial, storage or commercial space or other uses within E Class (STNC).

Offered on a new lease with a quoting rent of £12,500 per annum exclusive.





Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m	Availability
Ground - Workshop	933	86.68	Available
Total	**933**	**86.68**	

Location

Millbrook Business Park sits within one of the main trading areas in Crowborough and comprises a number of industrial and office units accessed from Sybron Way and neighbouring a Tesco Superstore.

Viewing & Further Information



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