



Rear Yard

Lower Ashwood Farm, Crowborough, TN6 2DZ

Secure Freehold Workshop & Yard Opportunity – Crowborough

138 to 15,559 sq ft
(12.82 to 1,445.48 sq m)

- Rare Freehold industrial/workshop opportunity
- Secure, gated and level compound with workshop
- Established farm/industrial estate location
- Conveniently situated south of Crowborough town centre
- Good access to the local road network
- Guide price: £425,000

Rear Yard, Lower Ashwood Farm, Crowborough, TN6 2DZ

Summary

Available Size	138 to 15,559 sq ft
Price	£425,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

A freehold workshop and yard located on an established farm/industrial estate not far from Crowborough town centre.

The property includes a 1,804 sq ft enclosed workshop incorporating a first-floor area of approximately 138 sq ft and a 617 sq ft open sided workshop.

The compound is secure/gated and level, which equates to an additional 13,000 sq ft of open storage space.

There is water and waste available, albeit not connected currently. There is no power intake but this can be made operational direct from the sub-station or via generators.

The property offers a good amount of workshop, storage and outside space and would suit a range of commercial uses, subject to planning, which we believe currently falls with B8.

We are seeking unconditional offers in the region of £425,000.

Accommodation

The accommodation area has been calculated, in accordance with the RICS Code of Measuring Practice, as follows

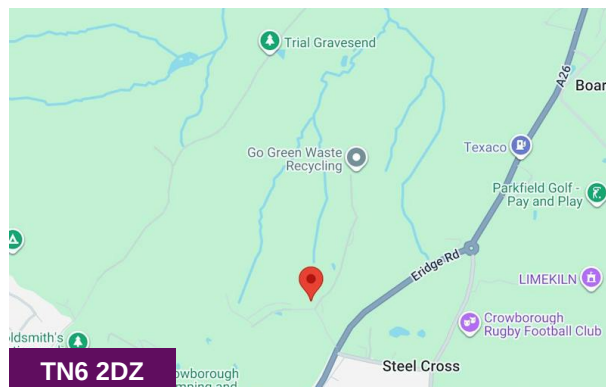
Description	sq ft	sq m
Closed Workshop - GF	1,804	167.60
Closed Workshop FF	138	12.82
Open Workshop	617	57.32
With Additional Yard	13,000	1,207.74
Total	15,559	1,445.48

Location

The property is located on a well-established farm and industrial estate to the south of Crowborough town centre.

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.



Viewing & Further Information



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