



Unit 2

5 Sybron Way, Crowborough, TN6 3DZ

Modern Industrial Unit on Established Crowborough Trading Estate

1,408 sq ft
(130.81 sq m)

- New lease available
- Roller shutter door at front
- Modern industrial unit
- Ample car parking and turning

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Summary

Available Size	1,408 sq ft
Rent	Rent on application
Rateable Value	£14,250 Current rateable value (1 April 2026 to present)
Car Parking	Ample car parking
EPC Rating	E

Description

Mid-terraced, purpose built and modern industrial unit located on one of the main trading estates in Crowborough. The ground floor is predominantly open plan, save for reception area, stairwell and a WC. The eaves height is excellent (6m+). There is a first floor office area extending over the reception area, therefore not compromising the height within the unit. The yard area is shared between 4 units but generally each unit has 4 parking spaces.

We believe the premises benefits from Class E and B8 of the Use Class Order 2020. Unfortunately, motor trade will not be considered.

A new full, repairing and insuring Lease is available on a term to be agreed. The rental per annum exclusive is available upon application.

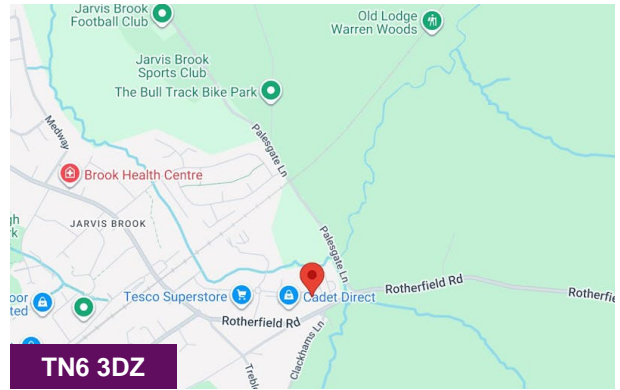
Location

Located on Sybron Way, one of the main trading estates in Crowborough and close to the mainline station. There is a Tesco store located at the entrance to the estate.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	1,249	116.04
Mezzanine	159	14.77
Total	1,408	130.81



Viewing & Further Information



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