



Unit 18, Millbrook Business Park

Sybron Way, Crowborough, TN6 3JZ

**Modern mid-terraced
industrial unit with office
space on established
industrial estate in
Crowborough for Sale.**

1,619 sq ft
(150.41 sq m)

- Rare Freehold industrial unit for sale
- Mid-terraced light industrial /warehouse unit
- 50/50 unit with first floor office/kitchen accommodation
- Excellent loading and parking provisions
- Highly sought after by owner occupiers and investors
- Competitive price inviting offers in excess of £200,000

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Summary

Available Size	1,619 sq ft
Price	Offers in excess of £200,000
Rateable Value	£16,250
Car Parking	Forecourt loading area and two dedicated parking spaces
VAT	Not applicable
EPC Rating	E

Description

Rare opportunity to purchase the Freehold Interest of a modern mid-terraced industrial unit with parking/loading to front.

The ground floor provides an open plan industrial / warehouse space, which benefits from an even concrete floor, painted blockwork walls, strip lighting, roller shutter access and front and rear personnel entrances, along with a separate WC. The first floor, which extends over the entire ground floor, is also open plan except for an additional WC and separate fully equipped kitchen. The space benefits from a suspended ceiling with a mix of traditional tiles, Perspex tiles and LED lighting, carpet tiles and electric wall mounted heaters.

Externally, the property is part brick and part clad, which is typical of its age and incorporates a full height roller shutter door. The premises benefits from a forecourt loading area and two dedicated parking spaces, providing convenient access for deliveries, staff and visitors.

We believe the property benefits from established uses within E, B2 and B8 of the Use Class Order 2020.

This opportunity is suited to a wide range of owner occupiers, as well as investors looking for a great return within a growing industrial market. We are inviting offers in excess of £200,000.

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.

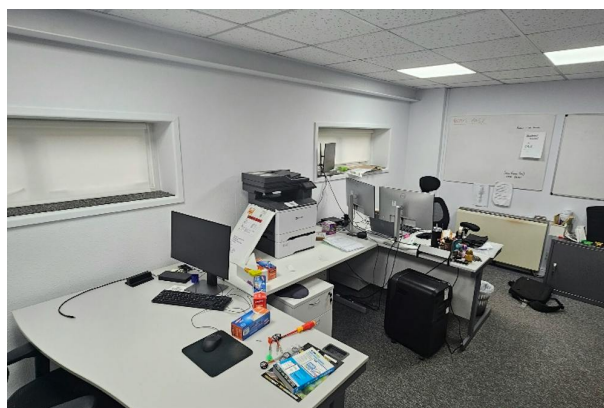
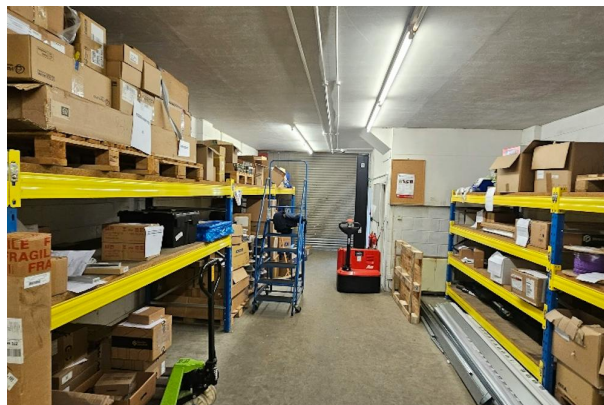
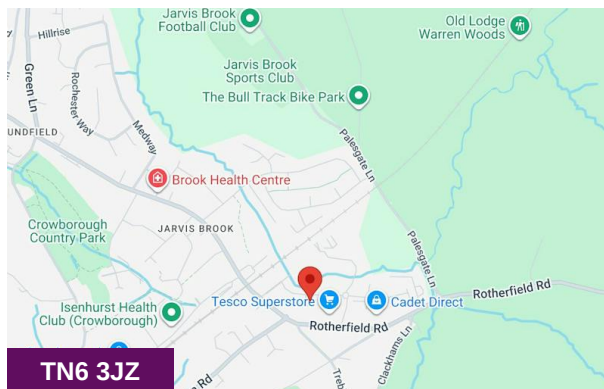
Accommodation

The accommodation comprises the following the following gross internal areas:

Description	sq ft	sq m
Ground Floor	829	77.02
First Floor	790	73.39
Total	1,619	150.41

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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