



Wealden Business Park

Farningham Road, Crowborough, TN6 2JR

New industrial units to let on established trading estate in Crowborough - POA

149.20 to 1,200 sq m
(1,605.98 to 12,916.69 sq ft)

- New industrial units to let
- From 149.2 sq m (1606 sq ft)
- EV charge points
- Ample car parking and lorry turning
- Provision for mezzanine floor if required subject to landlord approval
- Solar roof panels providing electricity for tenants use

Wealden Business Park, Farningham Road, Crowborough, TN6 2JR

Summary

Available Size	149.20 to 1,200 sq m
Business Rates	TBC
EPC Rating	Upon enquiry

Description

The development comprises 2 terraces of 4 industrial units each. The units will be built to a high specification including high levels of insulation and featuring a range of sustainable elements. Each will be fitted with an electrical vehicle charge point with roof mounted solar panels and associated battery storage, providing each unit with green energy to be used by the occupier. Each will be fitted with roller shutter/ personnel doors to front. There is provision for a tenant to install a mezzanine floor subject to obtaining any necessary consents. The units will carry a build guarantee. The use granted covers B2, B8 and E(g), (i), (ii), (iii)

Externally there is generous car parking provisions with visitors parking and lorry turning.

Summary of proposed build taken from plan:

Measured on a Gross Internal Area basis.

Building A:

Unit 1 – 8.75m (width) x 18.4m (depth) = 161m² or 1,733 sq ft

Unit 2 – 8.75m (width) x 18.4m (depth) = 161m² or 1,733 sq ft

Unit 3 – 8.6m (width) x 18.4m (depth) = 158m² or 1,703 sq ft

Unit 4 – 8.75m (width) x 18.4m (depth) = 161m² or 1,733 sq ft

Building B:

Unit 5 – 8.75m (width) x 18.4m (depth) = 161m² or 1,733 sq ft

Unit 6 – 8.6m (width) x 18.4m (depth) = 158m² or 1,703 sq ft

Unit 7 & 8 - 17.5m (width) x 18.4m (depth) = 322m² or 3,466 sq ft (Under Offer)

Total overall area Buildings A & B – 12,000 sq m (12,916 sq ft)

Units available individually or can be linked for larger requirements.

New lease(s) available, length to be agreed on normal full repairing and insuring basis.

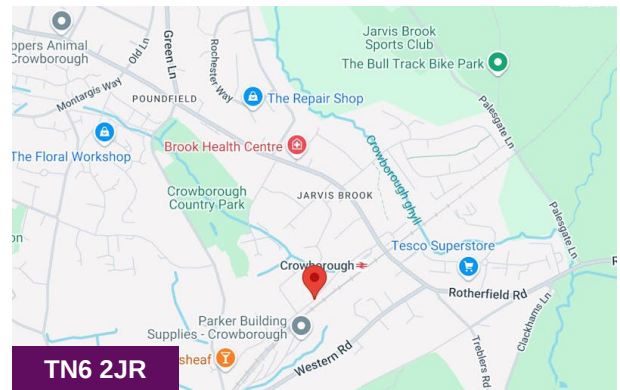
Anticipated build February 2025 for occupation late summer 2025.

Sorry, no motor trade.

Register your interest now!

Location

The proposed development is to be constructed at Wealden Business Park, Farningham Road, one of the main commercial concerns in the area. Crowborough mainline station with services to London Bridge is close by. The planning reference: WD/2023/0729/DC



Viewing & Further Information



Alex Roberts

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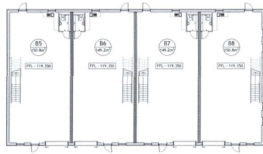
Hannah Murphy

01825 762222

hannahm@oldfield-smith.co.uk



B



Drawn by	_____	Date	_____
Checked by	_____	Date	_____
Approved by	_____	Date	_____

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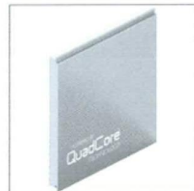


NORTH-WEST ELEVATION

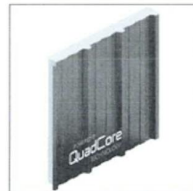


NORTH-EAST ELEVATION

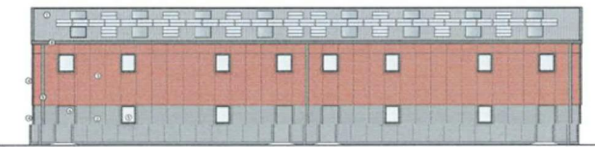
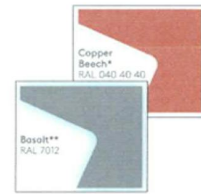
SCHEDULE OF EXTERNAL MATERIALS		
ELEMENT	PRODUCT	COLOR/FINISH
① ROOFING	ROOFSPAN 45000 AW TRANSPARENT ROOF PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL	BLACK 7 RAL 7012
② WALL CLADDING PANELS	ROOFSPAN 45000 AW TRANSPARENT ROOF PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL	BLACK 7 RAL 7012
③ WALL CLADDING PANELS	ROOFSPAN 45000 AW TRANSPARENT ROOF PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL	BLACK 7 RAL 7012
④ CORNER PLUMBING	ROOFSPAN 45000 AW TRANSPARENT ROOF PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL	BLACK 7 RAL 7012
⑤ WINDOW/DOOR	ROOFSPAN 45000 AW TRANSPARENT ROOF PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL	BLACK 7 RAL 7012
⑥ PLUMBING	ROOFSPAN 45000 AW TRANSPARENT ROOF PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL	BLACK 7 RAL 7012
⑦ PLUMBING	ROOFSPAN 45000 AW TRANSPARENT ROOF PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL	BLACK 7 RAL 7012
⑧ PLUMBING	ROOFSPAN 45000 AW TRANSPARENT ROOF PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL, 15mm COEF. FIN. PANEL	BLACK 7 RAL 7012
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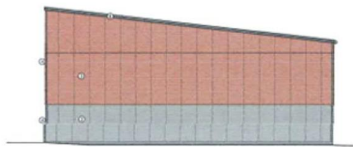
KINGSPAN QUADCORE AWP MICRO-RIB WALL PANEL AS SHOWN TO LOWER PORTION OF ELEVATION



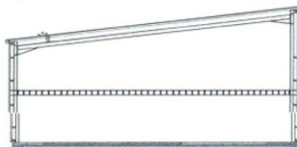
KINGSPAN QUADCORE KS1000RW WALL PANEL AS SHOWN TO UPPER PORTION OF ELEVATION



SOUTH-EAST ELEVATION



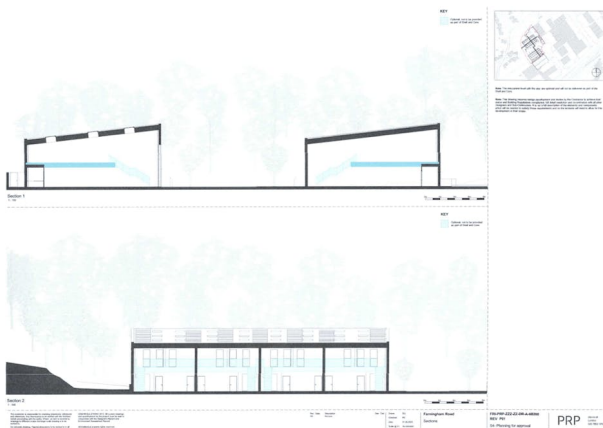
SOUTH-WEST ELEVATION



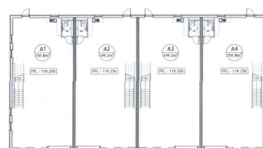
Quikform Studio
Rural
Head Office
East Sussex
TN21 8LJ

Revisions	Date	Revisions	Date

By : MJA	Drawn : Dimensions & Section	Project : Proposed Development at:
Scale : 1:100 at A1	Unit : A	NEALDEN BUSINESS PARK,
Drawn by : P-22/P13	Drawn by : P-22/P13	Farringham Road, Crowborough, TN11 2JR
Date : November 2023	Date : November 2023	Client : NEALDEN DISTRICT COUNCIL



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Approved by	_____	Date	_____

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