



Units 3&4

Wealden Industrial Estate, Farningham Road, Crowborough, TN6 2JR

**Substantial warehouse on
established trading estate
for sale- Crowborough
Offers in the region of £2.1M**

2,185.60 sq m
(23,525.60 sq ft)

- Substantial warehouse/industrial unit for sale
- Built-in chiller and freezer areas
- Several access and roller shutter doors
- Solar panels fitted
- Quality offices at first floor
- Vacant possession
- Potential to split the site subject to obtaining any necessary consents

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Summary

Available Size	2,185.60 sq m
Price	£2,100,000
Rateable Value	£130,000
EPC Rating	C

Description

The premises comprise 2 adjoining units, previously used in connection with food storage/distribution and including a walk-in chiller together with an adjoining, substantial walk-in freezer. There are modern, quality offices at first floor together with a mezzanine store platform. Cloakrooms and kitchens are available at both ground and first floor. In more detail the premises are arranged as follows:

Unit 4 (right hand section) internal width 23.8m (78') x depth 34.9m (114' 6") – 830.62 sq m (8931 sq ft) fitted with roller shutter door to front, personal access doors at front, 2 at the side and 2 at the rear. Translucent roof panels provide good natural light. There is a sliding door at the rear with wide opening at the front to adjoining unit 3.

Unit 3 (Left hand section) internal width 24.7m (81') x depth 35.0m (115') – 864.5 sq m (9315 sq ft) within this space has been created the following:

Walk-in chiller 5.3m (17' 3") x 9.0m (29' 6") 47.7 sq m (509 sq ft) with sliding door to:

Walk-in freezer 9.6m (31' 6") x 24.8 sq m (81' 3") 238.1 sq m (2559 sq ft). Staff/mess room 4.8m (15' 9") x 5.4m (17' 9") 25.9 sq m (280 sq ft) fitted with stainless steel sink unit with cupboards under, door to outside.

3 sets of cloakrooms for male, female and disabled persons. Boiler room with 2 wall mounted gas boilers and floor mounted water heater

Central entrance door at the front of the building with lobby area and stairs to first floor.

First floor

Offices – located to the front of the building. Irregular shape, overall 143.1 sq m (1534 sq ft) – 2 entrances from first floor landing, fitted with suspended ceiling and inset lighting, radiators and carpet. Opening to:

Kitchen area 3.1m (10' 3") x 3.0m (9' 9") 9.3 sq m (100 sq ft) fitted with stainless steel sink unit, wall and base units.

Lobby area with doors to 2 separate cloakrooms.

Security door at the rear of the offices to:

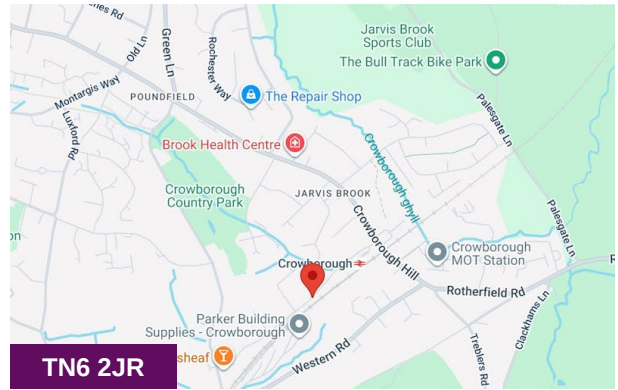
Mezzanine platform 23' (75' 6") x 14.7m (48' 3") 338.1 sq m (3643 sq ft). Height from mezzanine floor to support beam 3.25m (10' 6") (max) 2.6m (8' 6") (min), fitted with strip lights, opening in railings to provide for forklift loading, crane for loading from ground floor. 2 separate staircases to the ground floor.

Outside – car parking and loading available to the front of the building

Offered for sale freehold with vacant possession. Offers sought in the region of £2.1M

Location

Wealden Business Park is located on Farningham Road, one of the main trading estates in the town. Crowborough mainline railway station is also located here. Other businesses represented on the estate include Screwfix.



Viewing & Further Information



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