



Lower Ashwood Farm

Eridge Road, Crowborough, TN6 2DZ

Secure open storage yard on split level, plus adjoining woodland - To Let

21,797 to 45,222 sq ft
(2,025.01 to 4,201.26 sq m)

- Secure site
- Established commercial location
- Woodland element offering additional opportunity
- Rare opportunity to purchase a Freehold compound
- Rent £50,000 pax

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Summary

Available Size	21,797 to 45,222 sq ft
Rent	£50,000 per annum
Business Rates	Upon Enquiry
EPC Rating	EPC exempt - No building present

Description

The site benefits from good access to the local main roads, providing a convenient and well-connected commercial location.

The property comprises a secure, gated and level open storage yard, with utilities, together with adjoining woodland. The yard is suitable for a variety of commercial and storage uses, while the woodland offers potential for alternative uses or future enhancement.

The compound will be cleared of all contents. Some of the shipping containers can remain by separate negotiation.

Overall, the site presents a flexible and practical opportunity for owner occupiers seeking secure external space within an established location. Alternatively, this could appeal to investors and developers alike.

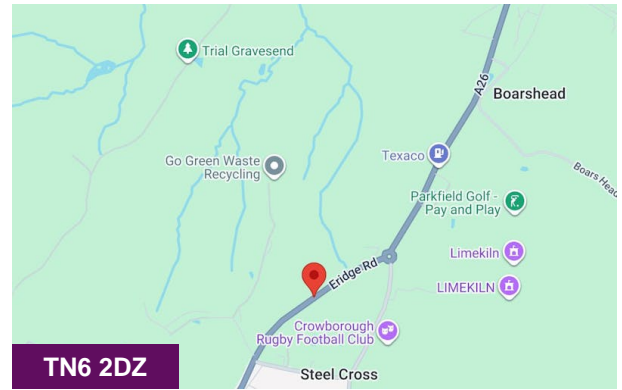
Location

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

Accommodation

We have measured the property accordance with the RICS Code of Measuring Practice, as follows:

Description	sq ft	sq m
Open Storage	21,797	2,025.01
Woodland	23,425	2,176.25
Total	45,222	4,201.26



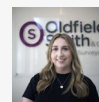
Viewing & Further Information



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