Oldfield Smith & Co.
Chartered Surveyors

To Let



Yard at Lower Ashwood Farm

Crowborough, TN6 2DZ

Leasehold Industrial & Storage Facility with Substantial Open Storage Yard and Woodland

2,799 to 34,799 sq ft
(260.04 to 3,232.93 sq m)

- Vacant possession upon completion
- Industrial, open storage site, with sizable woodland
- Suitable for wide range of uses
- Secure compound
- Quoting rent of £40,000 pax.

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Summary

Available Size	2,799 to 34,799 sq ft
Rent	£40,000 per annum
Business Rates	Upon enquiry
EPC Rating	Upon enquiry

Description

An excellent and rare opportunity to acquire the Leasehold Interest in this secure compound, with vacant possession.

The property comprises a secure compound with a terrace of workshops, level open storage yard and a woodland. The workshop is split into 3 bays; the largest is closed with a personnel door and roller shutter, the other 2 are open sided bays, however, the majority of the materials are on-site to close these bays. There is currently no power on-site but this could be sourced via UKPN or with a generator. There is currently no WC erected but capability for this to be built.

Externally, there is a substantial open storage yard, providing plenty of room for vehicle access and external storage. The property also includes approximately 20,000 sq ft of woodland, , which could be excavated and utilised more fully.

Quoting rent of £40,000 pax.

Accommodation

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

Description	sq ft	sq m
Open Storage	12,000	1,114.84
Woodland	20,000	1,858.06
Existing Building	2,799	260.04
Total	**34,799**	**3,232.94**

Location

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







Viewing & Further Information



Alex Roberts
01825 762 222 | 07795 212 798
alex@oldfield-smith.co.uk



Hannah Murphy
01825 762222
hannahm@oldfield-smith.co.uk

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