



Unit 3, Lexden Lodge Industrial Estate

Crowborough Hill, Crowborough, TN6 2EG

Close to Crowborough Hill & Farningham Road, near station. Estate of 13 units with shops/offices plus ample parking.

115.76 sq m
(1,246.03 sq ft)

- Prime Location
- Close proximity to Crowborough Station
- Modern Industrial Units
- Ample Parking & Lorry Turning Area

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Summary

Available Size	115.76 sq m
Rent	£15,000 per annum
Rateable Value	£11,000 Current rateable value (1 April 2023 to present)
EPC Rating	D

Description

Oldfield Smith are pleased to launch to market, Unit 3 is part of a well-established industrial estate situated just off Crowborough Hill, near the junction with Farningham Road. The estate comprises thirteen industrial units with shops and offices to the front, all set back from the road with ample parking, visitor spaces, and a lorry turning area. Crowborough Railway Station is within easy reach, providing excellent transport links.

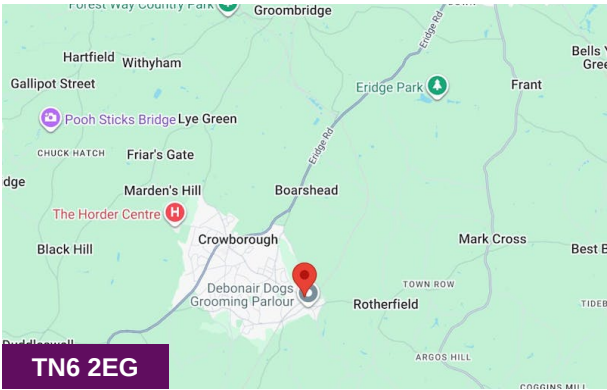
Constructed with a steel frame and part brick elevations, Unit 3 offers a versatile space suitable for light industrial, storage, or trade counter uses. The property features a roller shutter loading door, personal access door, and internal accommodation including a lobby with sink unit and a cloakroom with WC and hand basin.

The unit benefits from translucent roof panels providing natural light, with an eaves height of 5.6 metres and an apex height of 6.6 metres.

Two allocated parking spaces are included.

Location

The property is in a convenient spot just off Crowborough Hill, near the junction with Farningham Road, with easy access to Crowborough Railway Station and the surrounding area, making it suitable for a range of businesses.



Viewing & Further Information



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