FOR SALE



Church Road Crowborough, TN6 1BN

Freehold industrial site for sale with vacant possession in Crowborough

6,579 sq ft (611.21 sq m)

- Excellent connection to the A26
- 4 Loading doors
- Front and Rear Yard
- 20+ parking Spaces
- Site area 0.14 ha 0.35 acres
- OIEO £725,000 excl, VAT invited on an unconditional basis

Church Road, Crowborough, TN6 1BN

Summary

Available Size	6,579 sq ft
Price	Offers in excess of £725,000
Rateable Value	£45,000
EPC Rating	Upon enquiry

Description

The property consists of interconnected buildings, with a mix of single and two storey brick construction. The front section includes a customer reception, office and first floor training room. At the rear, the central unit is a fitting workshop with a concrete portal frame and block work, with four three quarter height loading doors and good natural light. The rear most building is a basic workshop/store, divided into two units with a mezzanine floor for additional storage. The site has a substantial concrete forecourt with parking for 20+ cars, and smaller rear yard.

Location

Located in the town of Crowborough and accessed via Church Road, approximately 1 mile from the town centre. The site is well connected by road, with the A26 running 0.1 miles west of the Unit, providing direct access to Tunbridge Wells (8 miles to the north east) and Lewes (16 miles to the south west).

Crowborough Station, about 1.8 miles from the property, offers regular services to London Bridge in approximately 1 hour. The area is home to a mix of local businesses, including other industrial and retail units.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	5,896	547.76
Mezzanine	683	63.45
Total	6,579	611.21

Viewings

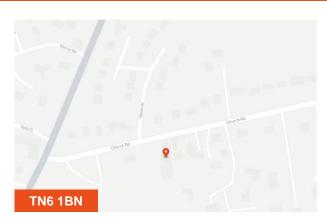
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

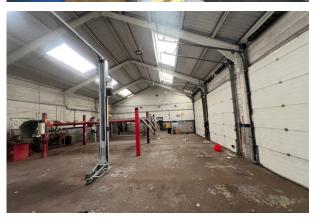
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.







Viewing & Further Information

Rob Amey

020 7788 3813 | 07801 415642 rob.amey@htc.uk.com

Jonathan Moore

07999041713 jonathan.moore@htc.uk.com

George lves

020 7491 7323 | 07442 424 528 george.ives@htc.uk.com

Harnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 31321 and is regulated by the RICS. Harnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract] All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness]. No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor]. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction]. All iplant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation. No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees or les



