



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

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

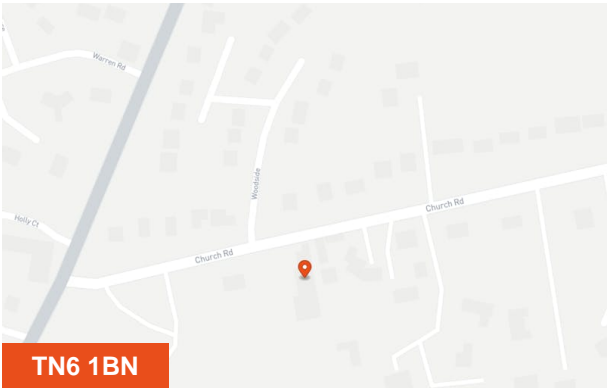
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

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.



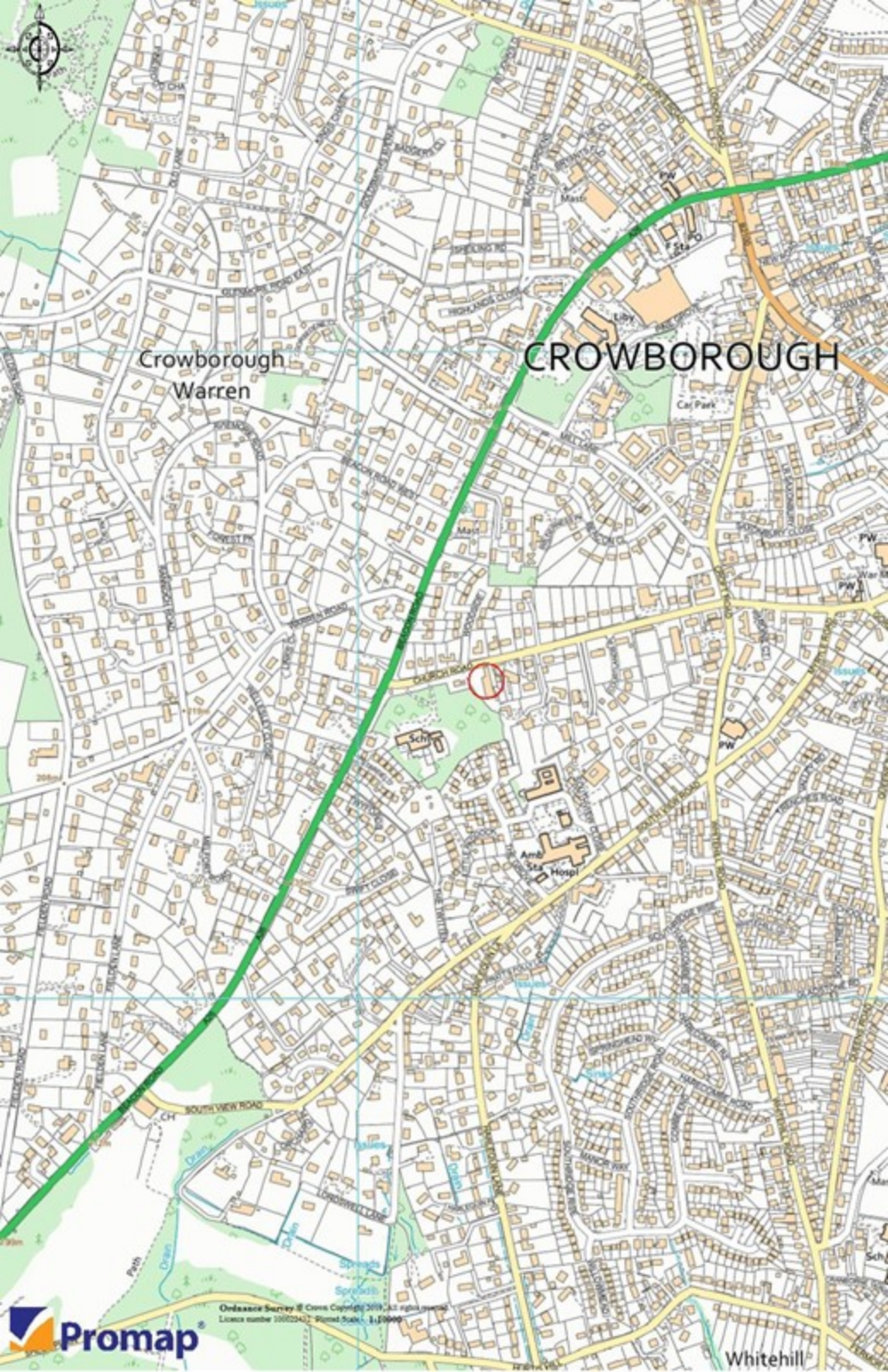
Viewing & Further Information

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Crowborough
Warren

CROWBOROUGH