

# INDUSTRIAL & WAREHOUSE

Units To Let or For Sale



**Rents reduced by 30%!**

**1,000 to 8,000 sqft**

## Crowborough Business Park Park Road **CROWBOROUGH**

East Sussex TN6 2QT

### Location

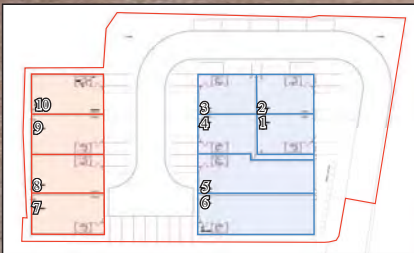
Crowborough is about 7 miles southwest of Tunbridge Wells on the A26 road to Lewes and Brighton. The site is 250 yards off both the A26 Eridge Road (side of Texaco) and High Street / Broadway in the heart of the town centre.

### Description

New clear span portal frame industrial / warehouse units nearing completion. Insulated brick and steel profiled elevations. 10% roof lights. Electric estate gates. Web monitored CCTV. Electric roller shutter doors. Block paviors.



Unit	sqft	Rent	Price
1	1,055	£9,000	£145,000
2	1,055	£9,000	£145,000
3	1,055	£9,000	£145,000
4	1,055	£9,000	£145,000
5	1,991	£18,000	£290,000
6	2,142	£18,000	£290,000
7	1,393	£12,000	To let only
8	1,393	£12,000	£180,000
9	1,412	£12,000	£180,000
10	1,412		Under offer
<b>Total</b>	<b>13,963 sqft</b>		



### Planning

The premises have planning permission for B1 light industrial, B8 storage and distribution including offices. Normal working hours. Trade desks will require permission.

### Terms

For sale or to let, subject to contract. No VAT anticipated.

### Contact

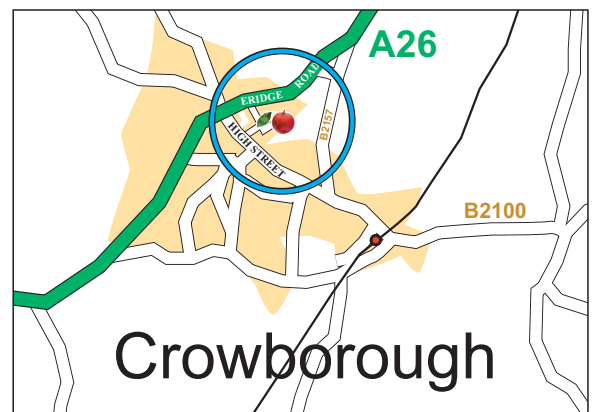
David Marriott or Neil Mason on **01892 834483**

[www.CoreCommercial.co.uk](http://www.CoreCommercial.co.uk)

Or joint agents Bracketts 01732 350503

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

Core Commercial Limited, Maidstone Road, Paddock Wood, Kent TN12 6DA  
Fax: 01892 833921 mail@corecommercial.co.uk www.corecommercial.co.uk



**01892 834483**