

Warehouse / Factory To Let



Melody House
Farningham Road
CROWBOROUGH
East Sussex TN6 2JJ

5,400 to 9,930 sqft

Location

Crowborough is about 7 miles southwest of Tunbridge Wells on the A26 Lewes and Brighton Road. Located to the east of the town just off the B2100 adjoining Crowborough railway station (London Bridge 1 hour 15 mins)

Description

A modern detached industrial warehouse unit of steel portal frame construction with brick and lined profiled steel cladding. 17 ft eaves height (24 ft 7 ins peak), 3 phase power, sodium and fluorescent lights. Gas heating to offices and warehouse, integral offices with suspended ceilings, recessed lights and carpeting.

Ground warehouse	6,750
office / stores	1,330
First offices	1,190
Mezz store	660
	9,930 sqft
	(923 sq m)

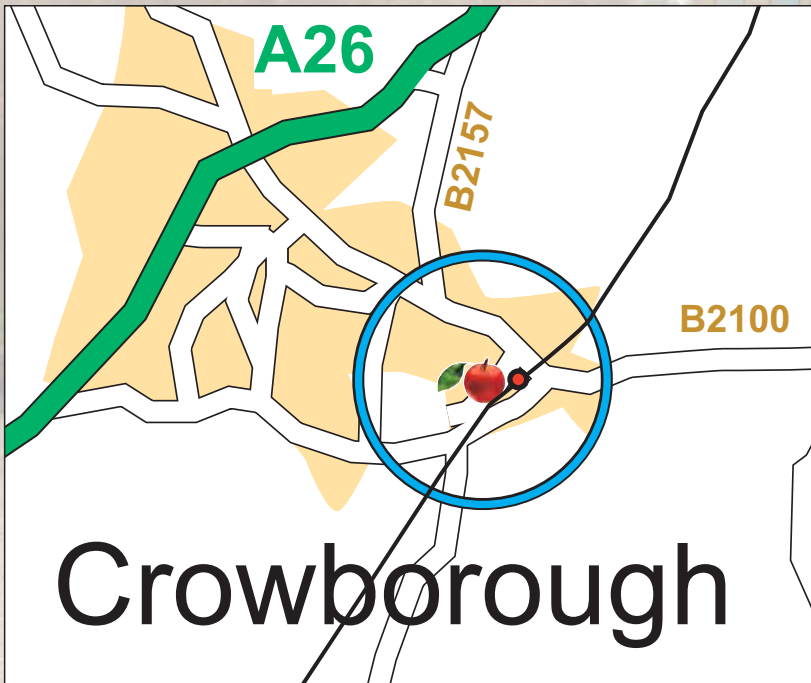
Subdivisible from 5,400 sqft.
Securable site of approx. 0.4 acre
21 car parking spaces plus loading area.

Terms

To let at **£4.80 psf** as a whole or £5.50 per sqft subdivided, plus vat. Rates payable for 2012/13 £24,961 pa (Rateable Value £54,500). May sell freehold.



Subdivisible from 5,400 sqft



01825 764488

Chris Lawson
info@lawsoncommercial.co.uk



01892 834483

www.CoreCommercial.co.uk

David Marriott
David@CoreCommercial.co.uk
 Neil Mason
Neil@CoreCommercial.co.uk

Produced and copyright by Core Commercial

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.