

TO LET

SMALL OFFICES ON FLEXIBLE TERMS CROWBOROUGH BUSINESS PARK, CROWBOROUGH TN6 2GZ

GROUND FLOOR



FIRST FLOOR



LOCATION / SITUATION

The property is located in Crowborough, East Sussex approximately 7 miles south west of Royal Tunbridge Wells and approximately 8 miles north of Uckfield.

The premises form part of Crowborough Business Park which is accessed off Park Road.

ACCOMMODATION

FF Office 2B:
GIA Approx. 166ft² [15.4m²]

GF Offices 4A & 5A:
GIA Approx. 270ft² [25.0m²]

LEASE

The premises are available by way of a new lease/licence for a term to be agreed.

The provisions of Sections 24 – 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the lease/licence.

GUIDE RENT

Office 2B £395 per month
Offices 4A & 5A combined £595 per month

The rents are inclusive of buildings insurance, service charge, water consumption and communal cleaning cost, but exclusive of business rates, electricity and telecoms.

VAT

VAT payable if applicable - we are advised that our Client does not currently charge VAT.

NOTE: BRACKETTS ACTING AS INTRODUCTORY AGENT - ALL VIEWINGS AND NEGOTIATIONS WILL BE CONDUCTED BY CLIENT.

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

BUSINESS RATES

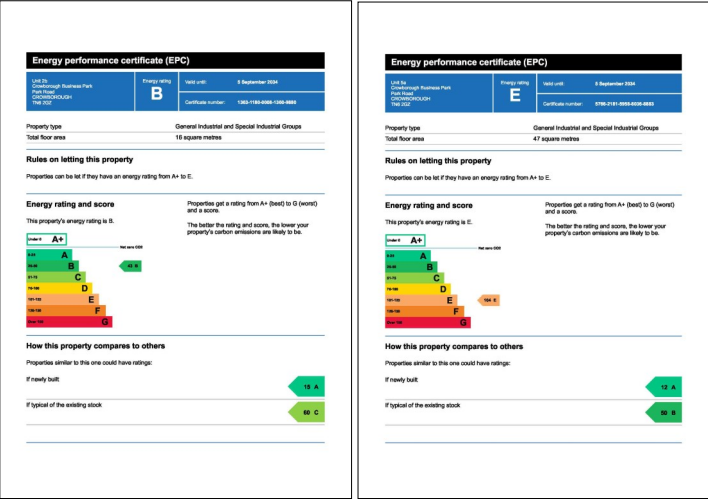
Enquiries of the VOA website indicates that Unit 2B is described as “Offices and premises” and has a Rateable Value of £1,925.

We were unable to identify Rateable Values for ground floor Units 4A and 5A. We understand that they are currently included within the assessment for the Landlord’s adjoining storage building.

Subject to satisfying certain criteria the ingoing tenant/licensee may qualify for small business rates relief.

Any interested party must rely upon their own enquiries of the local rating authority.

EPC



Note: we are advised by our Client that Unit 4A is absorbed within the EPC for the Landlord's adjoining storage business.

LEGAL COSTS

Both parties to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment:
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