

Modern industrial/warehouse unit to let overall 117.6 sq m (1260 sq ft)
Unit 5 Lexden Lodge Industrial Estate, Jarvis Brook, Crowborough. TN6 2NQ



Location

Accessed immediately from Crowborough Hill close to its junction with Farningham Road. Crowborough main line railway station is close by. The estate comprises 13 industrial units together with shops and offices to the front. The units are set back from the road with good parking and turning area.

Accommodation

The units are of steel frame construction with part brick elevations, having roller shutter door to front. They have translucent roof panels providing good natural light.

Unit 3

Internal Width	9.66m (31' 6")
Depth	12.18m (40')
Gross Internal Area	117.6 sq m (1260 sq ft)

Eaves Height	5.6m (18' 6")
Apex Height	6.6m (21' 6")

Roller shutter to front personal access door. Door to lobby with sink unit leading to cloakroom having low level wc and hand basin. Further emergency exit at rear.



Chartered Surveyors &
Commercial Property
Consultants

t: 01825 762222

f: 01825 508638

national: 0845 431 0314

www.oldfield-smith.co.uk

*Commercial Sales & Letting
Agents*

Business Transfer Agents

Lease Renewals

Valuations

Rating Assessments

Dilapidations

Property Management

Suite D, Eden House, Office Village,
River Way, Uckfield,
East Sussex. TN22 1SL

Also at:

The Beehive, City Place, Gatwick,
West Sussex. RH9 0PA

We take great care in the preparation of these particulars but they are intended as a guide only and are not a substitute for proper enquiries. Nothing contained in these particulars is intended to be a representation or form the basis of any contract. All properties are offered subject to contract and availability. If you are travelling to view, please contact us in advance to confirm the property is still available and the latest terms. Neither Oldfield Smith & Co nor our clients accept any liability in respect of the content of these particulars. The mention of any heating, cooling or other plant, machinery, fixtures and fittings does not imply that they are in working order or fit for purpose. Prospective tenants or purchasers must commission their own survey and rely upon the results of their own enquiries.

Outside

There are 2 car parking spaces allocated to each unit with further visitor parking and lorry turning

Terms

New lease length to be agreed on normal full repairing and insuring basis but for a minimum term of 3 years. All lettings at the development are excluded from the renewal provisions of the Landlord and Tenant Act 1954.

Rent Rates (rateable value)

£11,000 pa £8,000

N.B. Eligible businesses may be entitled to small business rate relief. Further information is available at the government website: www.gov.uk/apply-for-business-rate-relief

VAT

We are advised VAT will be charged on the rent.

Service Charge

A service charge may be levied in addition to the rent/freehold price quoted

Services

Reference to any services, appliance or otherwise in these particulars does not imply (i) they are included in the rental or sale or (ii) they are in full and working order

EPC

