



Telephone
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Website
www.lawsoncommercial.co.uk

Delightful Town Centre Offices With Parking
941 sq ft Including Storage TO Let
CROHAM LODGE
CROHAM ROAD, CROWBOROUGH TN6 2RH



LOCATION

Croham Road adjoins The Broadway/Crowborough Hill, a continuation of the High Street, and links via Park Road to the A26 Eridge Road. The premises are accessed via a private driveway off Croham Road and lie immediately behind The Broadway. The premises are within walking distance of the shops in the High Street and other businesses in the immediate vicinity include **Watts Construction** and **AC Cars**.

ACCOMMODATION

The premises comprise a ground & 1st floor office suite divided up into a number of rooms arranged as follows:

Ground Floor Main entrance door leading to lobby with door entry phone system, stairs to 1st floor + access to cloakrooms. Doors to:

Office 1 Slightly L-shaped, 8'6" x 6'3" (2.6m x 1.9m) + 5'3" x 5'6" (1.6m x 1.7m) **82 sq ft (7.6 sq m)**
Night storage heater + carpet. Door to:

Self contained office 2 6' x 8'6" (1.8m x 2.6m) **51 sq ft (4.7 sq m)**

Office 3 13' x 9' (4.0m x 2.7m) **117 sq ft (10.9 sq m)**
Door entry point, night storage heater + carpet.

From entrance lobby, steps up to:

Kitchen/store 4'6" x 19'9" (1.4m x 6.0m) **89 sq ft (8.3 sq m)**
Night storage heater, plinth, sink unit + electric water heater.

continued



The Granary
Cornfords Yard
High Street
Uckfield
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2. Croham Lodge, Croham Road, Crowborough

Cloakrooms	2 separate cloakrooms each with low level w.c.s & handbasin.	
1st Floor	Landing with access to:	
Office 4	13'9" x 9'3" (4.2m x 2.8m) Large cupboard, 3'6" x 6'3" (1.1m x 1.9m) having a sink unit + water heater. Night storage heater + carpet.	127 sq ft (11.8 sq m)
Office 5	13'9" x 9' (4.2m x 2.7m) Windows to front, night storage heater + carpet.	124 sq ft (11.5 sq m)
Large general office 6	17'6" x 13'3" (5.3m x 4.0m) Windows to front, night storage heater + carpet. Archway to:	232 sq ft (21.6 sq m)
End office 7	7' x 8'9" (2.1m x 2.7m) Carpet + electric panel heater. Door to:	61 sq ft (5.7 sq m)
End office 8	7' x 8'3" (2.1m x 2.5m)	58 sq ft (5.4 sq m)

Summary of Areas

Total ground floor office area 250 sq ft (23.2 sq m)

Total ground floor store area 89 sq ft (8.3 sq m)

Total 1st floor office area 602 sq ft (55.9 sq m)

Total Overall Area 941 sq ft (87.4 sq m)

Outside	To the front of the building is a parking area which, depending upon the arrangement and size of vehicle, has room for 3/4 cars.	
TERMS	New 5 year lease on a normal full repairing and insuring basis.	
RENT	£11,000 per annum exclusive of rates.	
RATES	Local Authority: Wealden	SBR (23/24): 49.9p Rateable value : £8,400
N.b.	Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief .	
VAT	Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.	

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Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. Croham Lodge, Croham Road, Crowborough



SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC Energy performance certificate Band D (82).

VIEWING Strictly by prior appointment with agents, **Lawson Commercial**.

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