



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Modern Industrial Unit To Let- Former Trade Warehouse
UNIT 3 WINDSOR BUSINESS UNITS
WEALDEN BUSINESS PARK
FARNINGHAM ROAD, CROWBOROUGH TN6 2JR



LOCATION

Situated on the popular Farningham Road industrial estate accessed off Crowborough Hill. Passing the Crowborough mainline station there is a turning between Howden Joinery and Newman Business Machines which leads to a cul-de-sac at the end of which is a terrace of modern units including First Class Print Finishers, Moon Signs, A & G MOT centre and the subject unit. This unit has formerly been used as a trade plumbing centre.

ACCOMMODATION

The premises comprise an industrial unit with mezzanine floor and partitioned offices arranged as follows:

Gross internal dimensions

	50' x 45' (15.2m x 13.7m)	2,250 sq ft (209.0 sq m)
Mezzanine	50' x 22'3" (15.2m x 8.8m)	1,113 sq ft (103.4 sq m)

Total Overall Area 3,363 sq ft (312.4 sq m)

Full height area	22'3" x 13'9' (6.8m x 4.2m)	306 sq ft (28.4 sq m)
Eaves height	17'6" (5.3m)	
Apex height	25'3" (7.7m)	



Height to underside mezzanine	8'6" (2.6m)
Max. height on mezzanine	15'6" (4.7m)
Min. height on mezzanine	8' (2.4m)

continued

- SHOPS
- OFFICES
- FACTORIES
- WAREHOUSES
- INVESTMENTS
- LAND
- VALUATIONS
- SURVEYS
- RENT REVIEWS
- LEASE RENEWALS
- RATING

The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

2. Unit 3 Windsor Business Units, Crowborough

Within this area are partitioned the following:

Ground Floor

Office 1	18'9" x 19'6" (5.7m x 5.9m) Suspended ceiling with inset LED light panels.
Hallway	Leading to:
Kitchenette/ tea station	4'9" x 6'9" (1.4m x 2.1m) Sink unit, cupboards + space for fridge.
Lobby	4'9" x 5'6" (1.4m x 1.7m) Access to 2 separate cloakrooms one being DDA compliant.
Office 2	12'9" x 8'3" (3.9m x 2.5m)

N.b.

The Landlords have indicated, that subject to negotiation, they are prepared to consider removing the partitioning to form a more open area.



Storage area
Under mezzanine
50' x 21'6" (15.2m x 6.6m)
1,075 sq ft (99.9 sq m)

Outside	There is parking opposite the unit.	
TERMS	New 5 or 10 year lease on a normal full repairing and insuring basis.	
RENT	£20,000 per annum exclusive of rates.	
RATES	Local Authority: Wealden	SBR (23/24): 49.9p
	Rateable value : £26,500	
VAT	VAT will be charged on the rent.	
SERVICES	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.	
EPC	The landlord has been advised that an energy performance certificate is required.	
VIEWING	Strictly by prior appointment with sole agents, Lawson Commercial.	

232509

continued



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. Unit 3 Windsor Business Units, Crowborough

