



## Unit 13 April Court

Sybron Way, Crowborough, TN6 3DZ

**Modern self-contained air conditioned office suite to let in Crowborough on one of the main trading estates close to the train station.**

**2,170 sq ft**  
(201.60 sq m)

- Refurbished office suite to let
- Part air conditioned
- Allocated car parking
- Good value office space equating to £7.37 per square foot overall

# Unit 13 April Court, Sybron Way, Crowborough, TN6 3DZ

## Summary

<b>Available Size</b>	2,170 sq ft
<b>Rent</b>	£16,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Accommodation

The premises are arranged as follows: Main entrance to inner lobby with stairs to first floor comprising main open plan area leading to Kitchen/break-out area, 2 separate cloakrooms, further open plan area plus a series of individual offices, stores and comms room. There are a series of air conditioning units throughout the suite. It also benefits from carpeting plus replacement LED lighting. There is a good service lift from ground to first floor shared with the adjoining suite. Ample on site car parking in marked bays New lease available

Name	sq ft	sq m	Availability
1st - Self contained office suites	2,170	201.60	Available
<b>Total</b>	<b>2,170</b>	<b>201.60</b>	



## Viewing & Further Information



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