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Modern End-of-Terrace Industrial Unit
Quality Offices / Showroom
UNIT 1 COURTWELL BUSINESS PARK
FARNINGHAM ROAD, CROWBOROUGH TN6 2JD



LOCATION

Courtwell Business Park is a terraced development of modern industrial units on the corner of Farningham Road and the service road to the Brooklands & Beacon Park units. This particular unit is located next the Webster Griffin, adjoins DTP Plastics, ACE Design & Building Services and opposite Penshurst Fine Food and Airberg.

ACCOMMODATION

The premises comprise a modern unit constructed in 2006 being of steel frame with part brick and part insulated metal sheet elevations and having translucent panels in the roof providing natural light. The premises benefit from a series of windows along one side of the building having natural light and which overlook the Isenhurst health club car park.

Gross dimensions

Depth 69' (21.0m)
Internal width 34'9" (10.6m)

Gross internal area
2,398 sq ft (222.8 sq m)

Windows to side and rear + electric



roller shutter door.

Within this area has been created a series of offices/showrooms.

Reception

17'6" x 16'3" (5.3m x 5.0m)
with door to:

continued

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Inner hall Door to factory area + doors to:

Cloakrooms 2 separate w.c.s, one being DDA compliant.

Kitchen 8'3" x 4'9" (2.5m x 1.4m) having stainless steel sink, fitted worktop, space for fridge + non-slip floor.

Office 1

17'9" x 15" (5.4m x 4.6m)
with window to side. Door to:

Office 2

20'9" x 15'6" (6.3m x 4.7m)
with window to rear and including
internal office 11'3" x 7'9" (3.4m x
2.4m) having large picture window +
fire escape door. Door to:

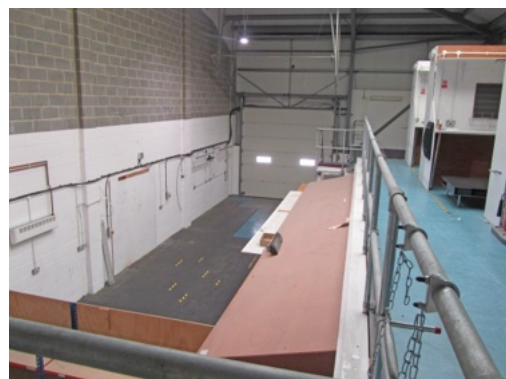


Rear office/studio

18'6" x 9' (5.6m x 2.7m)

No natural light.

The offices/showrooms benefit from carpeting, radiators,
suspended ceilings with inset LED lighting.



Existing factory area

49'3" x 17'9" (15.0m x 5.4m)

858 sq ft (79.7 sq m)

There is a partitioned corridor 3'6" x
31'3" (1.1m x 9.5m) - 109 sq ft (10.1
sq m) leading to a rear workshop area
8'3" x 15'6" (2.5m x 4.7m) - 128 sq ft
(11.9 sq m). These partitions could
easily be removed to provide a total
factory area of 1,095 sq ft (101.7 sq m)

From the main factory area is a staircase leading to:

L-shaped mezzanine

In 3 sections;

16'3" x 22'6" (4.9m x 6.8m)
366 sq ft (34.0 sq m)

15'6" x 47' (4.7m x 14.3m)
729 sq ft (67.7 sq m)

19' x 11'3" (5.8m x 3.4m)
214 sq ft (19.9 sq m)

overall 1,309 sq ft (121.6 sq m)



continued



Accred. No.A6545



Membership No.T01611

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to ensure the accuracy of these particulars,
no responsibility is assumed to purchasers
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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.

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Within this area is a gas-fired boiler supplying central heating to the office/showroom areas.

Total Overall Area
3,707 sq ft (344.4 sq m)

Outside

To the front of the unit is a brick paved area for car parking & loading.



TERMS	Held for a term of 10 years from March 2020 with a rent review after 5 years on a normal full repairing and insuring basis	
RENT	Currently £26,000 per annum exclusive of rates following review.	
RATES	Local Authority: Wealden Rateable value : £23,250	SBR (25/26): 49.9p
VAT	VAT is charged on the rent.	
SERVICE CHARGE	There is a service charge levied for a contribution to maintenance of common areas currently £283.50 + vat per quarter. There is also a charge for building insurance which for 1/7/24 - 30/6/25 was £567.27 + vat.	
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 (90).	
VIEWING	Strictly by prior appointment with sole agents, Lawson Commercial .	

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Take A Tour

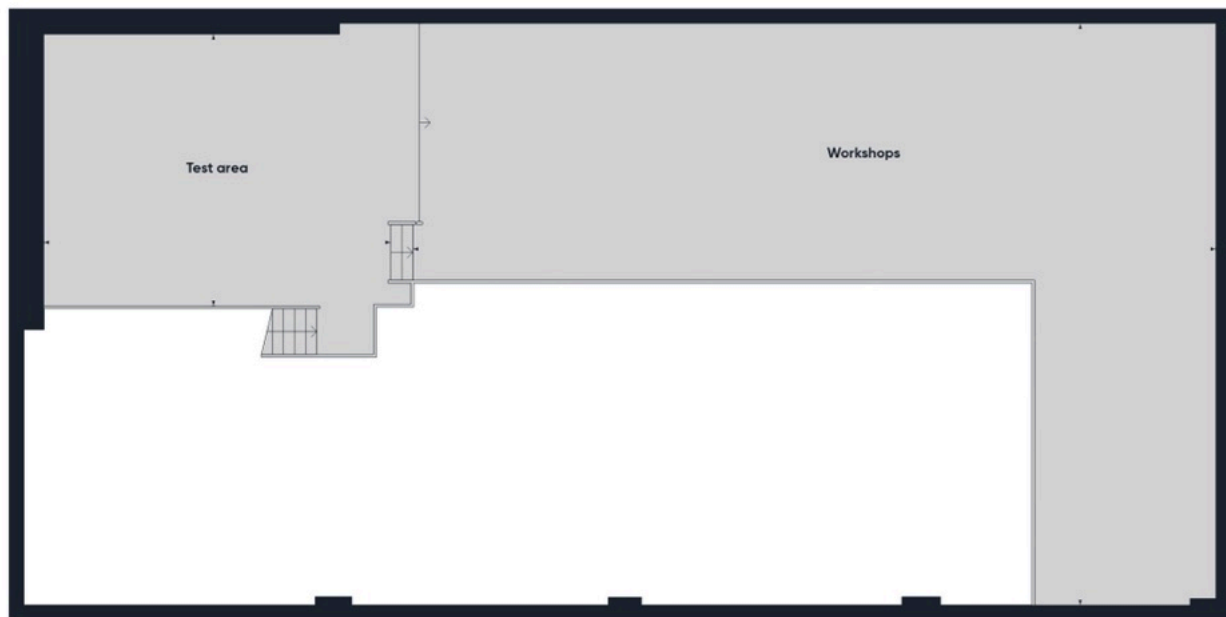
<https://tour.giraffe360.com/ba3cbf0aa94b4de9ad0cf2fff36a6bb7/>

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Ground Floor



Floor 1

