



durlings

chartered surveyors
and property consultants

April Court • Sybron Way • Jarvis Brook • Crowborough • East Sussex TN6 3DZ
Offices To Let – From 335 sq ft to 4596 sq ft



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Location

These offices are located towards the end of Sybron Way on this popular trading estate. There is a Tesco Superstore located at the entrance to Sybron Way, close to its junction with Rotherfield Road. Crowborough Train Station is 0.4 miles away - a 10-minute walk - with a direct service to London Bridge with a journey time of 1 hour and 9 minutes.

Description

Modern self-contained open plan office suites in a purpose-built building with ample on-site designated parking. Suitable for a wide range of alternatives uses.

Availability / Floor Areas / Rent

Office	sq m	sq ft	Rent £pax
Suite 2/2a	39.5	428	4600
Suite 3/4	31.5	335	3650 - LET
Suite 5	86.3	922	7000
Suite 12	225	2426	17000
Suite 13	201.6	2170	16000

Amenities

- Ample designated parking
- Carpeted
- Shared WCs and kitchen facilities – 2/2a; 3/4 ; and 5
- Self-contained facilities for 12 & 13.
- Part air conditioned - 12 & 13
- Suspended ceilings with LED Lighting – 12 & 13
- Goods lift - 12 & 13

Terms

New leases by arrangement.

Service Charge

A service charge is levied on each unit – full details on request.

Business Rates

2/2a -	£4150
3/4 -	£3400
5 -	£6700
12 -	£12000
13 -	£11500

Subject to certain qualifying factors each office should benefit from Small Business Rates Relief, and thus a nil charge.

Viewing Arrangements

By appointment through either of the joint agents:-

Durlings - Tel – **01892 552500**

Julie Chalmers – julie.chalmers@durlings.co.uk

Rupert Farrant – rupert@durlings.co.uk

or

Oldfield Smith – Tel – **01825 762222**

Richard Oldfield - richard@oldfield-smith.co.uk



COMMERCIAL

**Contact Rupert Farrant
or Julie Chalmers on**

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