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**The Pines • Boars Head • Crowborough • East Sussex • Address TN6 3HD**  
**Office Building - For Sale - 3620 sq ft (NIA) / 4516 sq ft (GIA)**  
Set in approx. 0.6 acres



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## Location

The Pines is prominently situated on the A26 in Boars Head which is approximately 1 mile north of the centre of Crowborough. Tunbridge Wells is around 5.5 miles to the north east. There are train stations at Jarvis Brook and Eridge, with services to London Victoria, via East Croydon

## Description

A detached office building arranged over ground and two upper floors, together with a small basement area, The property sits in a mature garden and grounds extending 0.6 acres, with views over the surrounding countryside beyond. There is also a separate detached garage. Internally the property is arranged as a number of separate offices.

## Floor Areas

		<b>Net Internal</b>	<b>Gross Internal</b>	
Ground – 6 offices & kitchen, wcs	-	1446 sq ft	1890 sq ft	
Basement – 2 rooms	-	222 sq ft	222 sq ft	
First – 7 offices, wcs	-	1103 sq ft	1477 sq ft	
Second – 2 offices, wc	-	849 sq ft	927 sq ft	
<b>Total</b>	-	<b>3620 sq ft</b>	<b>4516 sq ft</b>	(336 sq m / 420 sq m)

## Amenities

- Carpeted
- Double Glazed Windows
- Ample on-site parking
- Goods / Documents Lift
- Gas Fired Central Heating
- Voice & Data points
- Window blinds

## Planning

It is considered that there is potential to use the building for a variety of uses, including children's nursery, education, medial or change of use to residential. Any change of use will be subject to all the local authority necessary consents.

## Tenure

Freehold with vacant possession

## Guide Price

**£650,000**

## Business Rates

Rateable Value of £48,000

## Viewing Arrangements

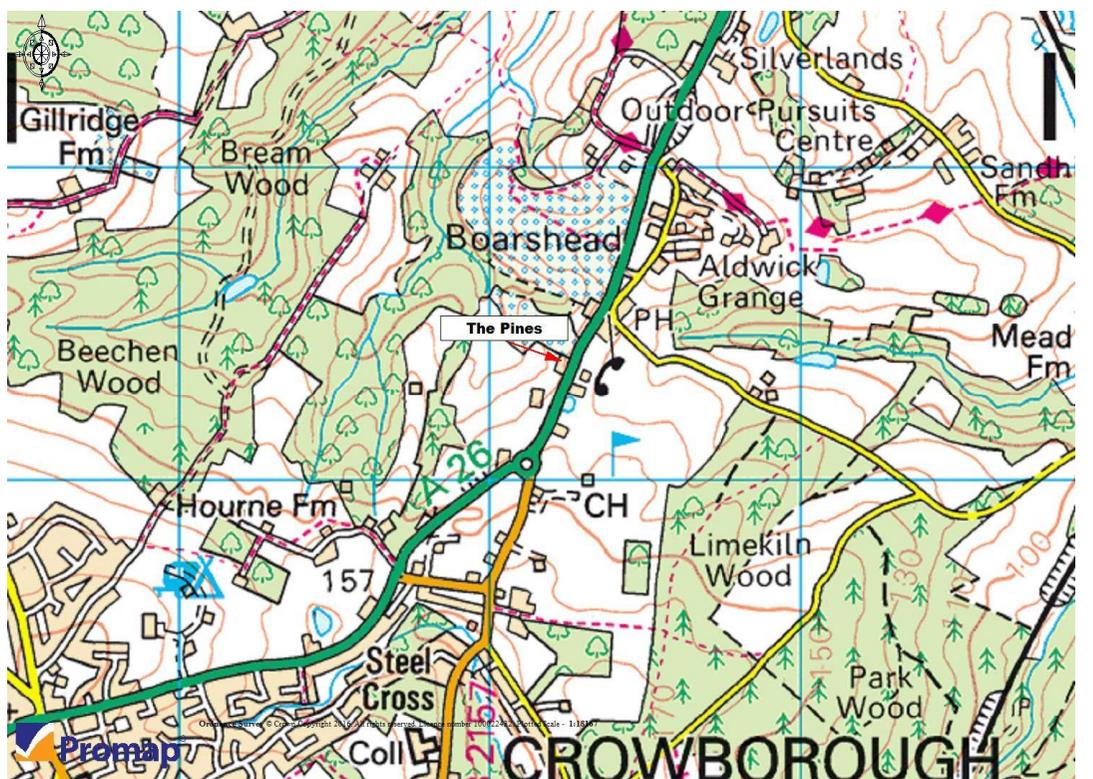
By appointment and accompanied.

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Details prepared – 11.04.16





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## COMMERCIAL

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