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KARRISON
PROPERTY



TO LET

OFFICE SPACE WITH PARKING – 300-1,900 SQ FT (27.87-176.51 SQ M)

South Barn, Crockham Park, Main Road, Crockham Hill, Edenbridge, Kent, TN8 6SR

DESCRIPTION

South Barn forms part of the Crockham Park office development. The available space is located on the 1st floor and comprises a suite totalling 1,900 sq ft, which is available to let either as a whole, or in smaller suites from 300 sq ft upwards.

The current fit out includes a number of meeting rooms / private offices. The space is available either in existing condition, or can be re-modelled to a specification to be agreed between the parties.

There is ample parking available on site.

LOCATION

Crockham Park is located immediately off Main Road (B2026) which is the main route from the A25 to Edenbridge.

Edenbridge town centre is 2 miles to the south and provides a range of amenities including Waitrose, Lidl, Tesco Express, various coffee shops including Costa and a range of retailers and food and beverage offerings.

Edenbridge Town Station provides services northwards to London Bridge via East Croydon and southwards to Uckfield via Crowborough.

The M25 Junction 5 (A21) is 6.5 miles and Junction 6 (A22) is 7.5 miles, providing swift access to the wider motorway network.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Minimum	300	27.87
Maximum	1,900	176.52
TOTAL	1,900	176.52

AMENITIES / OPPORTUNITY

- Suspended ceilings
- LED lighting
- Air conditioning
- Shared kitchen facilities
- 10 Gbps Fibre internet connection
- Cat V cabling
- Passenger lift
- Ample car parking

RENT

From £17.50 per sq ft.

RATES

Occupiers will be responsible for business rates.

The whole demise has a rateable value of £38,000. Estimated rates payable of £16,796 per annum.

SERVICE CHARGE

A service charge is payable for the upkeep of the common parts. Further details on request.

VAT

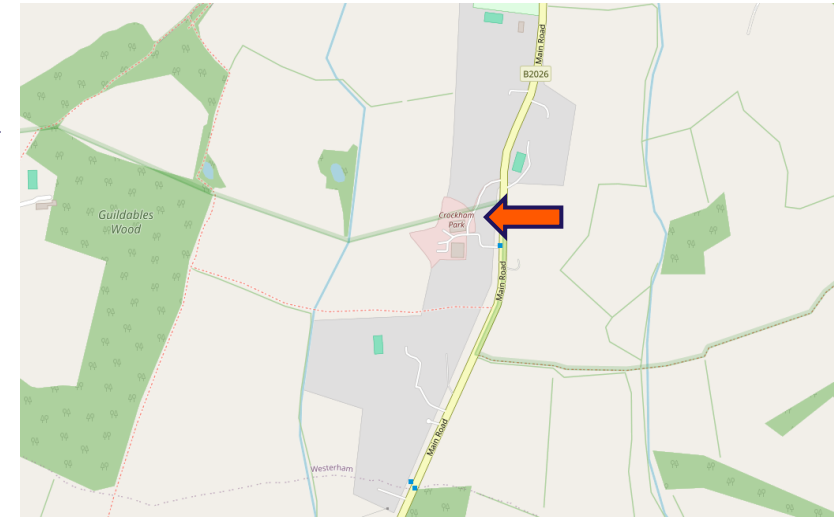
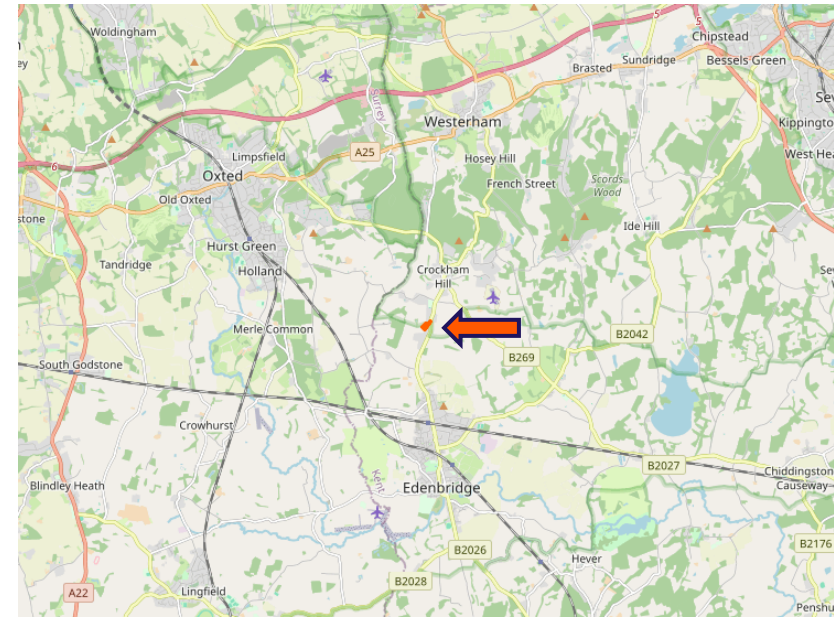
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B-37.



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VIEWINGS – 01732 606 100

Thomas Tarn

t: 07943 579 296

e: ttarn@shw.co.uk

James Clement

t: 07961 231 286

e: jclement@shw.co.uk



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PHOTOS



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