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**Well Decorated Flexible Business Space
Ground Floor Offices With Rear Yard & Stores
ALPHA HOUSE, CROWBOROUGH HILL
CROWBOROUGH TN6 2EG**



LOCATION

Situated on the east side of Crowborough Hill below **Sainsburys Local** being in the same parade as **Crowborough Spice, Li's Oriental, Jarvis Brook Bakery, Insulation Services** and **The Welat Kebab Shop.**

ACCOMMODATION

The premises were at one time a house but have been converted into ground floor business premises with a flat over. The flat has a totally self-contained entrance using the front door and the entrance to the ground floor is from the rear accessed via a side driveway. In more detail the premises are arranged as follows:

Covered porch 9' x 6'3" (2.7m x 1.9m) with tiled floor. Doors to:

Cloakroom

with low level w.c., hand basin + radiator.

Kitchen

L-shaped, max. 9'9" x 4'9" (3.0m x 1.4m) + 4'9" x 3'9" (1.4m x 1.1m)

64 sq ft (5.9 sq m)

Newly fitted with worktop with cupboards under, space for fridge, wall units, radiator + gas meter cupboard.



Inner lobby/waiting area

5'3" x 10'9" (1.6m x 3.3m) with radiator & leading to:

Store

4'9" x 7'6" (1.4m x 2.3m)

36 sq ft (3.3 sq m)

Shelving.

continued

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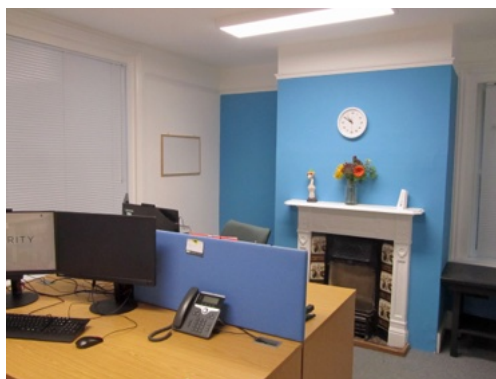
2. Alpha House, Crowborough Hill

Rear office 1

15'9" into alcove x 11' (4.8m x 3.4m)

173 sq ft (16.1 sq m)

Twin aspect with feature fireplace, carpet + radiator.



Front office 1

13'3" x 15'9" into bay (4.0m x 4.8m)

209 sq ft (19.4 sq m)

Radiator, window blinds, strip lights + carpet.

Inner hall with radiator. Doors to:

Front office 2 13'3" x 15'6" into bay (4.0m x 4.7m)

205 sq ft (19.0 sq m)

Twin aspect, new lighting, carpet, window blinds + radiator.

Rear office 2 11' x 6' (3.4m x 1.8m)

66 sq ft (6.1 sq m)

Potterton Kingfisher gas boiler + carpet.

Total Office Area 653 sq ft (60.7 sq m)

Total Overall Usable Area 753 sq ft (70.0 sq m)

Outside

Accessed via the side driveway is an extensive yard, slightly L-shaped, overall ~ 5,200 sq ft (483 sq m).

Within this yard are 2 separate store areas:



Store area 1

9'9" x 44' (3.0m x 13.4m)

Store area 2:

9' x 20' (2.7m x 6.1m)

Total 609 sq ft (56.6 sq m)

Access is via an up-and-over door + 2 side doors.

continued



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Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not 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.

3. Alpha House, Crowborough Hill

TERMS New 5 year lease on a normal full repairing and insuring basis.

RENT £15,000 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (23/24): 49.9p
Rateable value : £7,800

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

VAT Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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 E (103).

VIEWING Strictly by prior appointment with agents, **Lawson Commercial**.

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