



**TO LET**

**SHW**

**SECURE YARD/OPEN STORAGE – FROM 10,000 TO 28,034 SQ FT (0.23 TO 0.64 ACRES)**  
Jarvis Brook Goods Yard, Western Road, Crowborough, East Sussex, TN6 3DS

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## Rent | £2.00 per sq ft

### DESCRIPTION

Secure fenced yard in a convenient location forming part of the Parkers Building Supplies site in Crowborough adjacent to the mainline rail tracks.

### LOCATION

The yard is located in the Jarvis Brook area in Crowborough. The site is accessed from Western Road just south of Crowborough Railway station. The A23 is approximately 4.2 miles and Gatwick Airport is 17 miles north. The town centre is 2 miles to the north which also provides access to the A26 main road.

### ACCOMMODATION

|                 | SQ FT  | ACRES |
|-----------------|--------|-------|
| Yard space from | 28,034 | 0.64  |

The preference is to let the site as a whole however consideration will be given to letting the site in part.

### RENT

£2.00 per sq ft

(I.e. £56,000 per annum exclusive for the whole site)

### AMENITIES / OPPORTUNITY

- 0.64 acre site
- Secure gated yard
- Mainly level site
- Available immediately
- Tarmac access road
- Prominent location on an established site
- Long lease available
- Range of uses considered
- Unrestricted 24/7 access

### RATES

The site has a rateable value of £24,000 (April 2023).

### TENURE

A sublease is available on terms to be agreed.

### VAT

VAT will be chargeable on the terms quoted.

### LEGAL COSTS

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

### EPC

Not applicable.



### VIEWINGS

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### SOCIAL

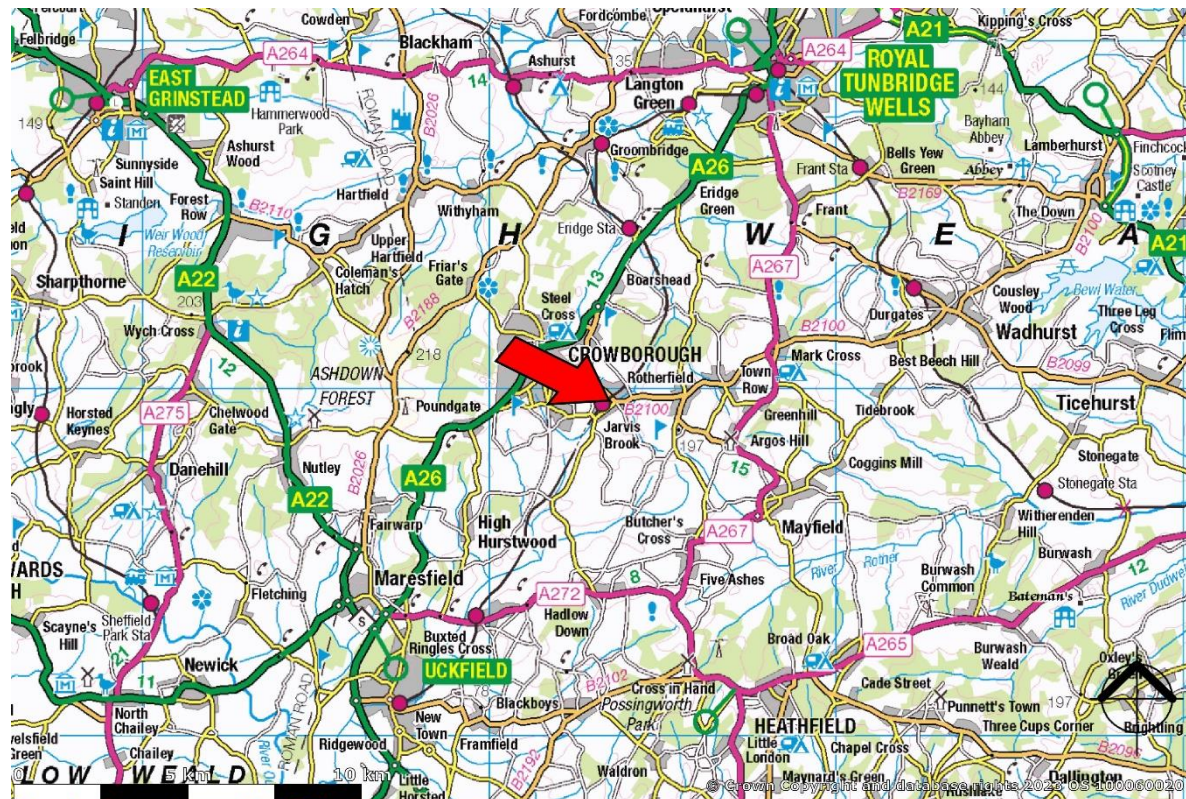
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Site plan



**VIEWINGS**

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