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## Modern Industrial Unit With Mezzanine Floor To Let UNIT 9 MILLBROOK BUSINESS PARK JARVIS BROOK, CROWBOROUGH TN6 3JZ



### LOCATION

Situated in the heart of this popular and thriving business area being part of a development of small business units accessed from the B2100 Crowborough/Rotherfield road. The Unit immediately adjoins **Team ZXI** and **Ezyglide Partitions**. Other businesses in the immediate vicinity include **Bishops Flooring**, **ASF Tyres** and **Millbrook Glass**.

### ACCOMMODATION

The premises comprise a mid-terrace light industrial unit of portal frame construction with brick and block elevations until an insulated profile steel clad roof. The premises have the benefit of a mezzanine floor. In more detail the property is arranged as follows:

Ground Floor	Internal width	19'	(5.8m)
	Depth	58'9"	(17.9m)
	<b>Gross internal area</b>	<b>1,116 sq ft</b>	<b>(103.7 sq m)</b>
	Height to underside mezz.	8'9"	(2.7m)
	Area under mezzanine	702 sq ft	(65.2 sq m)

The unit benefit from wall-mounted strip lighting, smoke detectors, emergency lighting, full height roller shutter door + fire escape door at rear. Within this area is a cloakroom having low level w.c. and handbasin with electric water heater over.

Staircase	4' (1.2m) wide leading to:		
Mezzanine	Internal width	19'	(5.8m)
	Depth	40'	(12.2m)
	Overall area	760 sq ft	(70.6 sq m)
	Max. loading	100 lbs/sq ft	(5 kN/sq m)
	2 uPVC windows to rear + translucent ceiling panels providing good natural light.		

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SHOPS  
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OFFICES  
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FACTORIES  
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WAREHOUSES  
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INVESTMENTS  
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LAND  
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VALUATIONS  
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SURVEYS  
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RENT REVIEWS  
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LEASE RENEWALS  
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RATING  
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<b>2.</b>	<b>Unit 9 Millbrook Business Park, Crowborough</b>	
	<b>Total Overall Area 1,876 sq ft (174.3 sq m)</b>	
<b>Outside</b>	To the front of the unit is a concrete hard standing for loading + 2 car parking spaces. A further car space is designated immediately opposite the unit.	
<b>TERMS</b>	New 5 year lease on a normal full repairing and insuring basis.	
<b>RENT</b>	£13,000 per annum exclusive of rates.	
<b>RATES</b>	Local Authority: Wealden	SBR (19/20): 49.1p
	Rateable value: £7,900	
<b>N.b.</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 <a href="http://www.gov.uk/apply-for-business-rate-relief">www.gov.uk/apply-for-business-rate-relief</a> .	
<b>VAT</b>	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.	
<b>SERVICES</b>	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.	
<b>EPC</b>	The landlord has been advised that an energy performance certificate is required.	
<b>VIEWING</b>	Strictly by prior appointment with agents, <b>Lawson Commercial.</b>	

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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. **Unit 9 Millbrook Business Park, Crowborough**

