

OFFICE
TO LET

01883 723888
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **South Barn**
Crockham Park, Crockham Hill, Edenbridge, Kent, TN8 6SR



**OFFICES
TO LET**

- 178.02 sq m (1916 sq ft)
- space in rural environment
- Excellent parking
- Retail and Leisure facilities close by
- Edenbridge Town Centre 4 minutes away
- Air conditioning

Viewing by appointment

G&P Property
31 Station Road West
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Location

Crockham Park is conveniently situated on the west side of the B2026 road between Crockham Hill and Edenbridge, Gatwick Airport is approximately 14 miles away (direct route) or 22 miles via the M25 at junction 6 (approximately 8 miles). East bound traffic can pick up the same motorway at junction 5 at Sevenoaks (approximately 7 miles).

Rail links to London Bridge and Victoria, Waterloo Charring Cross and Reading are accessed either via Edenbridge Town Station or Oxted Station, both being within easy reach of the property.

Edenbridge Town is a short drive and provides a range of retail and leisure facilities.

Nearest supermarket, petrol station and sandwich shop is 4 min (1.7 miles) drive. Local pubs provide hospitality for entertaining.





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Description/Accommodation

The accommodation available is situated on the first floor of South Barn which forms part of Crockham Park.

South Barn which is currently arranged as a mix of open plan and individual offices benefiting from the following amenities.

- * 178.02 sq m (1916 sq ft)
- * 10 Gbps Fibre internet connection
- * Excellent on site car parking
- * Air Conditioning and heating
- * Shared kitchen facilities
- * Energy Efficient LED workspace lighting
- * CAT V Cabling
- * Fire Alarm system
- * Security Alarm system
- * Shared Lift





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Internal Area

Net internal areas as follows:

First Floor

Total	178.02 sq m	1916 sq ft
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Lease Terms

The property is available to let for a term to be agreed on an internal repairing and insuring Lease (TBC).

Rent

£32,600 per annum exclusive plus VAT (if applicable),
Subject to Contract.

Business Rates

According to the Government website the property has a Rateable Value of £TBC. The UBR for 2024/5 is 49.9p in the £.

Legal costs

Each Party to bear their own legal costs incurred in this transaction.

Energy Performance Certificate

Full information awaited



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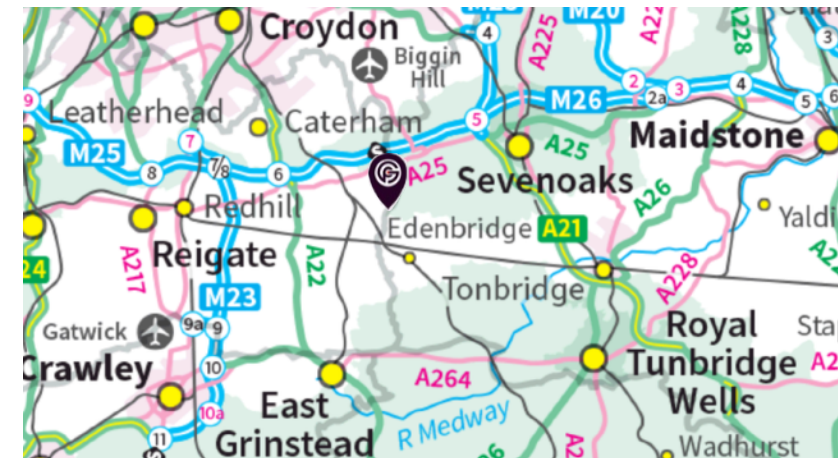
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Property Misdescriptions Act

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