

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

**From 18.58 sq m (200 sq ft)
to 176.5 sq m (1900 sq ft)**

- Flexible Lease Terms available
- Retail and Leisure facilities close by
- Edenbridge Town Centre 4 minutes away
- Air conditioning
- 10 Gbps fibre internet feed

Viewing by appointment

G&P Property
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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.

The accommodation could be altered as shown on the plans below to create smaller office suites or an open plan work space. The space is modular and could be altered to suite a variety of different requirements, please enquire for further information

Amenities

- * From 18.58 sq m (200 sq ft) to 176.5 sq m (1900 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

Flexible Lease terms are available details upon request.

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 £.

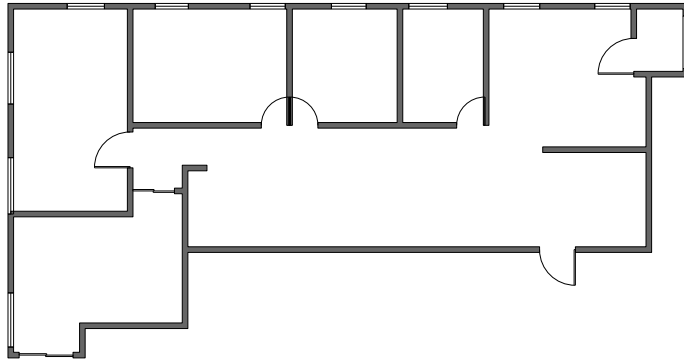
Legal costs

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

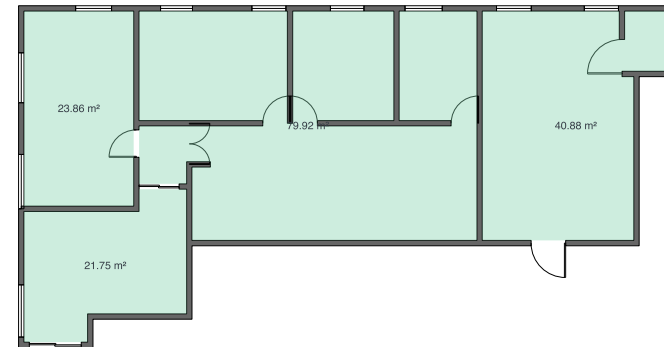
Energy Performance Certificate

Full information awaited

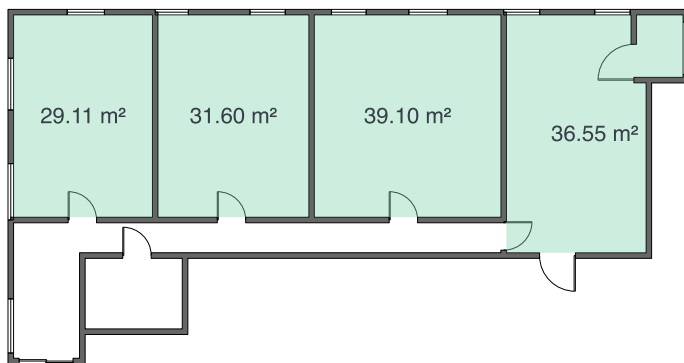




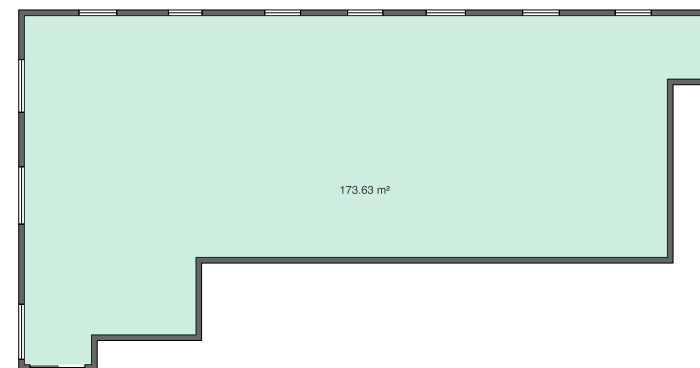
Existing Floor Plan



Option 1



Option 2



Option 3



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Property Misdescriptions Act

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