

OFFICE SUITES
TO LET

01883 723888
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

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



**OFFICE SUITES
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
- Excellent on site car parking

Viewing by appointment

G&P Property
31 Station Road West
Oxted
Surrey. RH8 9EE

01883 723888

info@gpcommercial.co.uk

Nick Payne MRICS
nickp@gpcommercial.co.uk
07974 715832

David Sutton BA (Hons)
davids@gpcommercial.co.uk
07948 337048



South Barn

Crockham Park, Crockham Hill, Edenbridge, Kent, TN8 6SR



G&P PROPERTY
COMMERCIAL FOCUS

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.





South Barn

Crockham Park, Crockham Hill, Edenbridge, Kent, TN8 6SR



G&P PROPERTY
COMMERCIAL FOCUS

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 available could be let in suites from 200 sq ft as shown on the plans or as one large open plan office area. The space is modular and could be altered to suit a variety of different layouts and 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





South Barn

Crockham Park, Crockham Hill, Edenbridge, Kent, TN8 6SR



G&P PROPERTY
COMMERCIAL FOCUS

Internal Area

Net internal areas as follows:

First Floor

Total **178.02 sq m** **1916 sq ft**

Lease Terms

The suites are available to let on inclusive terms to include rent, service charge, rates and utilities. The incoming Tenants will be responsible for their own telephone and IT charges as well as internal redecoration and maintenance.

Rent

Suite 1.	313 sq ft/29.11 sq m	£800 per month
Suite 2.	340 sq ft/31.60 sq m	£850 per month
Suite 3.	421 sq f/39.10 sq m	£1,060 per month
Suite 4.	394 sq ft/36.56 sq m	£1,000 per month

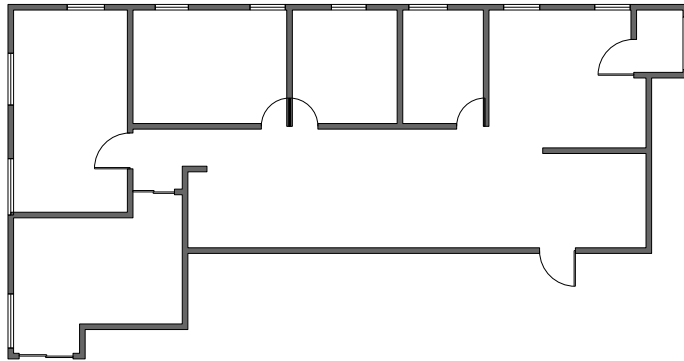
Legal costs

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

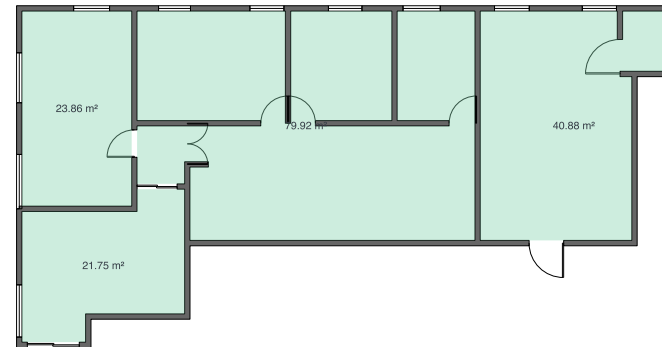
Energy Performance Certificate

Full information awaited

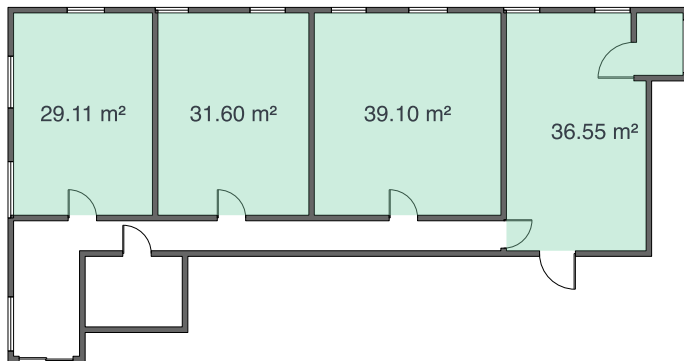




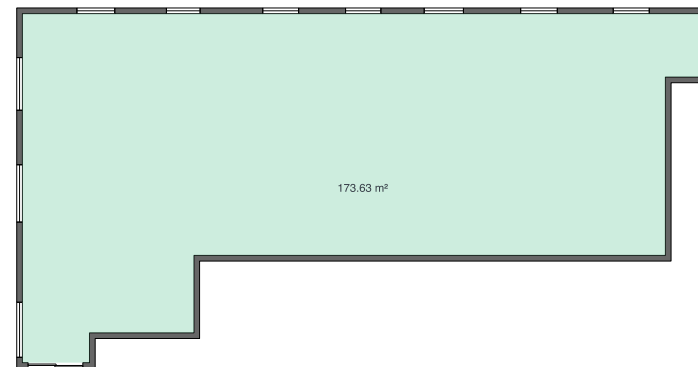
Existing Floor Plan



Option 1



Option 2



Option 3



South Barn

Crockham Park, Crockham Hill, Edenbridge, Kent, TN8 6SR



G&P PROPERTY
COMMERCIAL FOCUS

Viewing by appointment

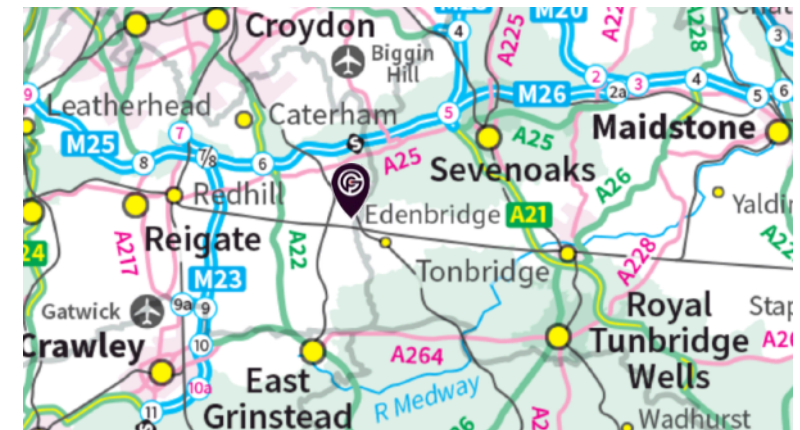
G&P Property
31 Station Road West
Oxted
Surrey. RH8 9EE

Nick Payne MRICS
nickp@gpcommercial.co.uk
07974 715832

01883 723888

David Sutton BA (Hons)
davids@gpcommercial.co.uk

info@gpcommercial.co.uk



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.