

OFFICE

TO LET/MAY SELL

01883 723888
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

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



**OFFICES
TO LET**

- Up to 9,500 sq ft space in rural environment
- Excellent parking
- 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
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

Sovereign Barn forms part of Crockham Park and comprises a two storey self contained timber framed clad building currently used as offices but potentially suitable for other uses within Use Class E.

The accommodation is currently arranged as a mix of open plan and individual offices benefiting from the following amenities.

- * 10 Gbps Fibre internet connection
- * Excellent on site car parking
- * Air Conditioning
- * Fully fitted kitchen with dining area
- * Purpose built air conditioned computer room
- * Energy Efficient LED workspace lighting
- * Electric Heating
- * Shower room
- * CAT V Cabling
- * Fire Alarm system
- * Security Alarm system





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Internal Area

Net internal areas as follows:

Ground Floor	520.95 sq m	5608 sq ft
First Floor	365.94 sq m	3939 sq ft
Total	886.89 sq m	9547 sq ft

Lease Terms

The property is available to let either as a whole or in part on a new effective full repairing and insuring lease.

Rent

Upon application.

Freehold Price

Upon application

Business Rates

According to the Government website the property has a Rateable Value of £96,500 from April 1st 2023. The UBR for 2023/24 is 51.2p in the £.

Legal costs

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

Energy Performance Certificate

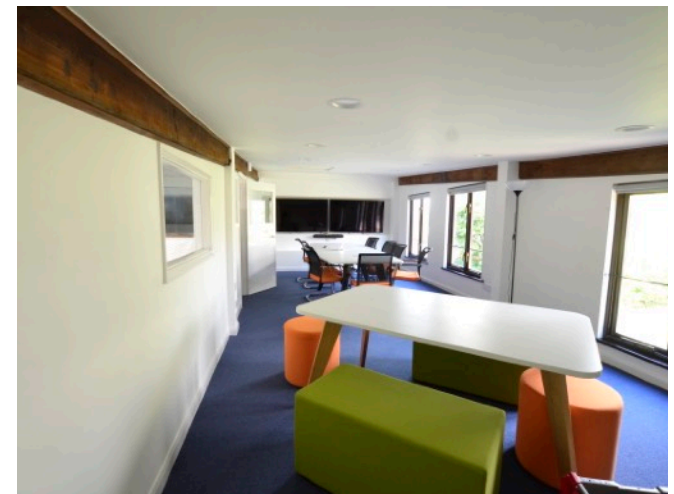
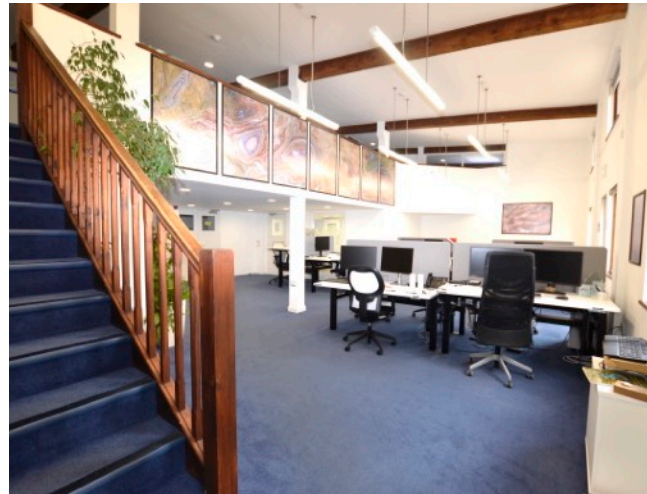
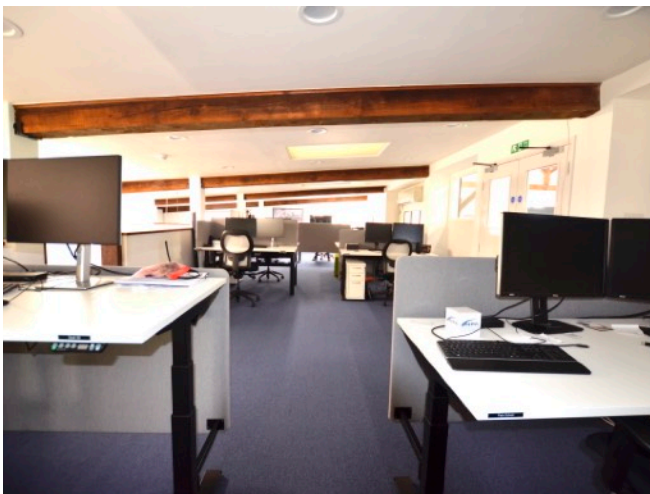
Full information awaited



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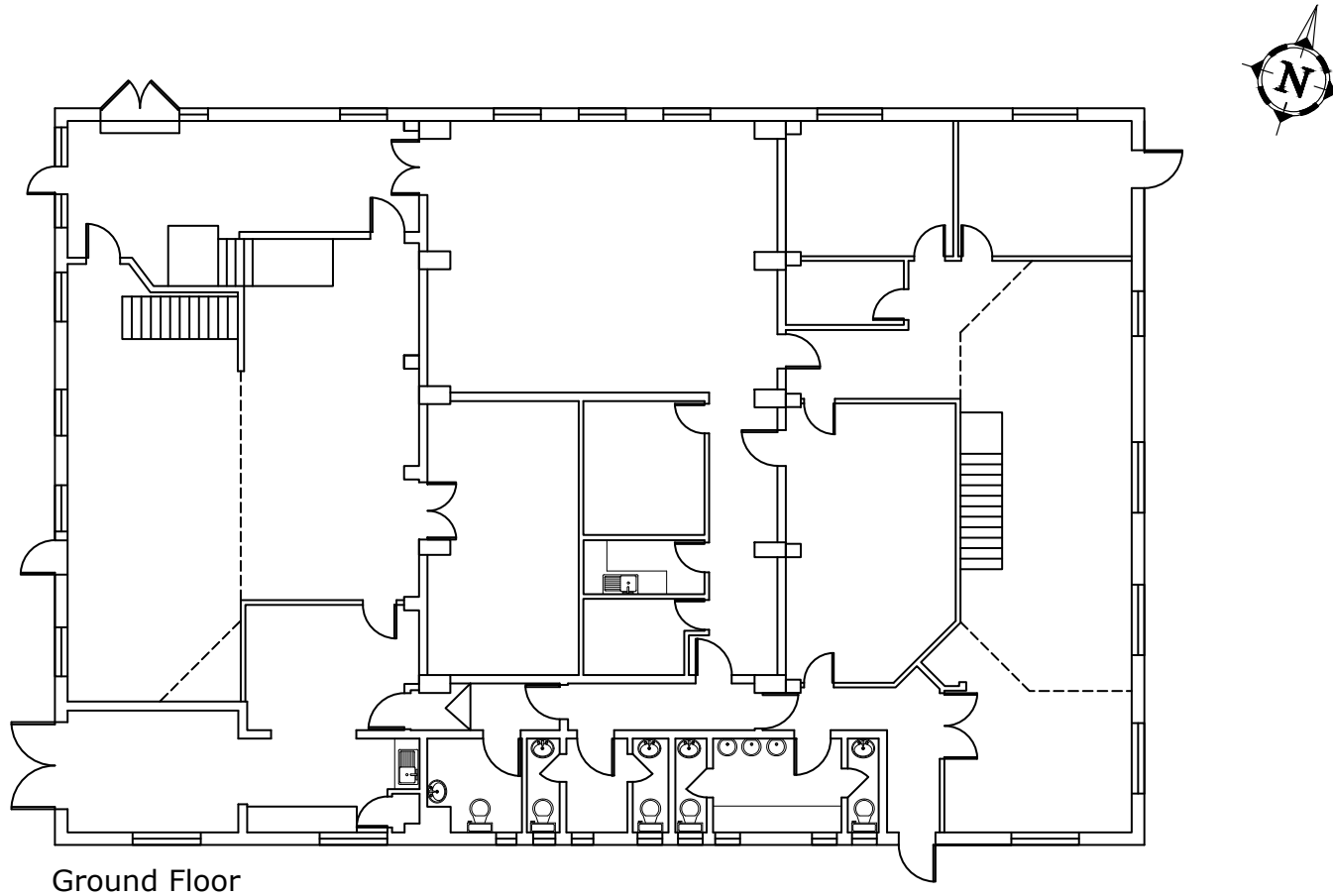
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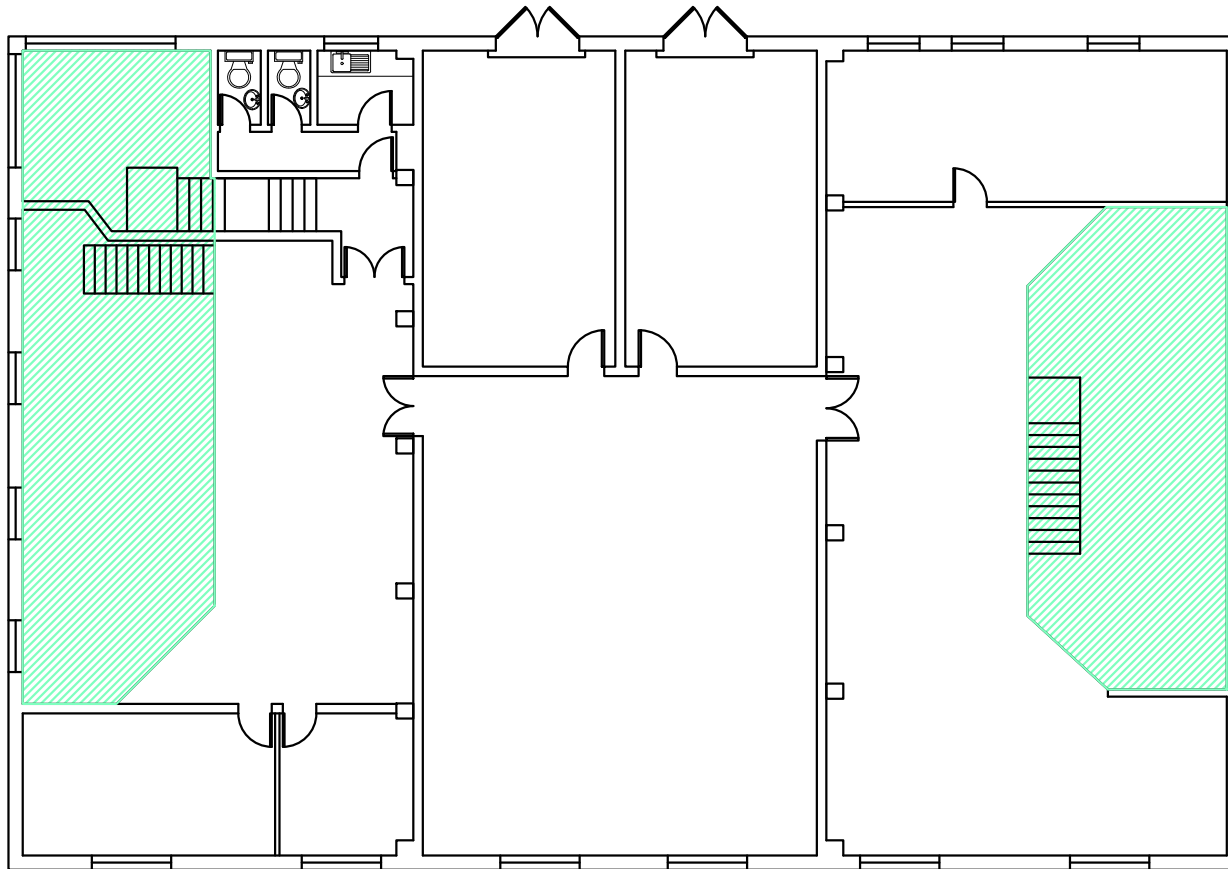
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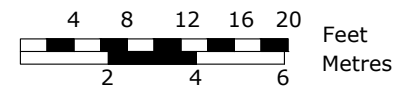
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First Floor



 Unusable Floor Area - First Floor



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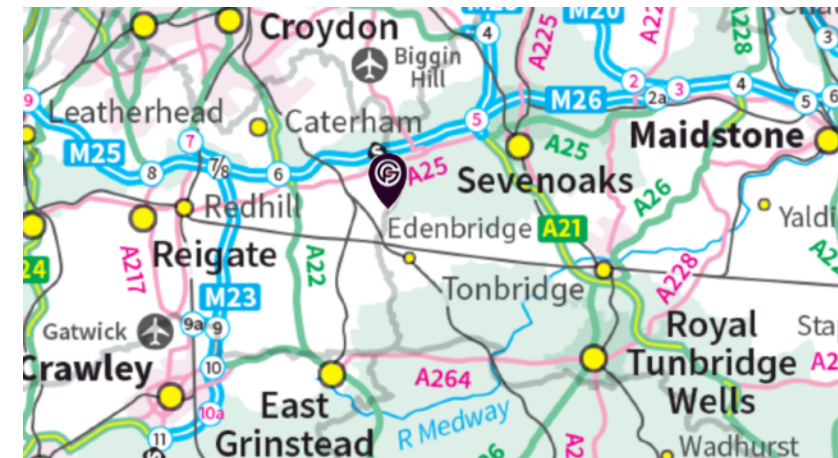
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Property Misdescriptions Act

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.