



Cook's Corner Business Park
The Old Sawmill
London Road, Crowborough
E Sussex, TN6 1TQ

IMPRESSIVE FULLY SERVICED OFFICES IN A BEAUTIFULLY CONVERTED SAWMILL SET IN APPROXIMATELY 26 ACRES OF COUNTRYSIDE WITH MAGNIFICENT VIEWS



Located in the small countryside town of Crowborough, this site comprises of all inclusive and variously sized individual offices, with shared toilet and kitchen facilities and ample parking. Two basement areas are also available for dry storage.

DIRECTIONS: From Crowborough Cross take the London Road heading towards Lye Green and Groombridge. After approximately 0.7 miles you will see a red letterbox and a cycle path sign on the right hand side. Turn right here into Gillridge Lane, a private tarmac driveway. Continue forward passing an oast house and after a short distance the entrance to the Business Centre will be found on the right hand side. Continue through the gates, following the road round to the right and the building will come into view.

DESCRIPTION: The Old Sawmill building has an industrial history going back to the early part of the 19th century when it housed the big steam driven saws and the workshop that produced timbers for buildings and cartwrighting in the area. In more recent times it was used as a barn on the old Cooks Corner Farm.

In 1987 the farm was taken out of agricultural use and planning permission was obtained for conversion of the Sawmill into offices. The actual conversion took place during 1992/93. It now provides light, spacious, airy office accommodation on 3 floors plus a good, dry basement for the central heating boilers and storage.

LOCATION: Crowborough is a well-established Sussex Town offering a range of excellent shops, Supermarkets and commercial facilities. There are regular train links to London.

LICENCE: Each unit is under a 5 month and 3 weeks licence, (longer terms easily accommodated). The Licensee has responsibility to keep the area in good and tenatable repair and condition.

RENT: All rents listed in these details are inclusive of rates and services. It is a requirement that rent is paid by Standing Order. The buildings are not vatable but the Licensor does retain the right to elect to do so at any time.

LEGAL COSTS: There is a charge of £125.00 plus VAT made to all ingoing Licensees to cover the cost of the preparation of the Licence.

DEPOSIT: A refundable deposit is required from each Licensee, equivalent to one month's rent, payable upon completion of the formalities.

VIEWING: By appointment, telephone number 01892 613492 or 07775 532970 (anytime).

ACCOMMODATION:

Please note all offices are fully serviced and furnished. There are shared toilet facilities located on the ground floor. Ground floor offices have air-conditioning.

GROUND FLOOR

RECEPTION AREA

£NEGOTIABLE RATES INCLUDED

	3m x 2.6m	88sqft	(10'1" x 8'8")
+	2.1m x 1.5m	35sqft	(7' x 5')

Total overall reception floor area = 123sqft With two large walk-in cupboards

OFFICE 1

£975 pcm RATES INCLUDED

	7.2m x 5.6m	439sqft	(23'9" x 18'6")
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OFFICE 1A

£350 pcm RATES INCLUDED

	6m x 2.4m	160sqft	(20" x 8')
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OFFICE 2

£975 pcm RATES INCLUDED

	7.2m x 5.6m	439sqft	(23'9" x 18'6")
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Bay Window
1.2m x 2.1m

	28sqft	(4' x 6'9")
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Total overall office 2 floor area = 467sqft

FIRST FLOOR

OFFICE 3

LET

	7.2m x 5.6m	439sqft	(23'9" x 18'6")
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OFFICE 4

	7.2m x 5.6m	439sqft	(23'9" x 18'6")
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Bay Window
1.2m x 2.1m

	28sqft	(4' x 6'9")
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Total overall office 2 floor area = 467sqft

OFFICE 5**LET**

Front Section

5.5m x 4.3m

256sqft

(18' x 14'3")

Middle Section

3.4m x 1.3m

48sqft

(4'3" x 11')

Rear Section

7.4m x 4.1m

327sqft

(24'3" x 13'6")

Bay Window

2.6m x 0.9m

32sqft

(8'6" x 3'10")

Total overall office 5 floor area = 663sqft

SECOND FLOOR**OFFICE 6****LET**

Section 1

5.4m x 3.8m

225sqft

(17'9" x 12'6")

Section 2

2.1m x 1.1m

27sqft

(6'9" x 3'9")

Bay Window

2.5m x 0.5m

16sqft

(8'3" x 1'9")

Total overall office 6 floor area = 268sqft

OFFICE 7**LET**

5.4m x 3.7m

215sqft

(17'9" x 12')

Bay Window

1.2m x 2.1m

28sqft

(4' x 6'9")

Total overall office 7 floor area = 243sqft

BASEMENT STORAGE AREAS

LET

SECTION 1

7.4m x 2.9m

230 sq ft

(24'3" x 9'6")

SECTION 2

7.4m x 2.9m

230 sq ft

(24'3" x 9'6")

www.cpdlimited.co.uk

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective purchasers are invited to conduct their own enquiries. Nor do the particulars form part of a contract.

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