

Office suite with production and stores area, overall 201.6 sq. m (2170 sq. ft) to Let
 Suite 13 April Court, Sybron Way, Jarvis Brook, Crowborough. TN6 3DZ



Location

The premises are located towards the end of Sybron Way being opposite Divine Water on this popular trading estate. A Tesco Superstore is located at the entrance to Sybron Way close to its junction with Rotherfield Road. Other businesses close by include Millbrook Garden Centre.

Accommodation

The premises comprise first floor suite having shared entrance to the front. There is a separate fire escape door to the rear leading to a fire escape corridor. The unit is self-contained having 2 separate cloakrooms and kitchen. There is a false ceiling throughout with Perspex panels providing natural light plus inset LED lighting, wall heaters, carpet and air conditioning units.

Shared entrance lobby with stairs to first floor landing, security door to:

1st floor suite overall

Internal width	9.6m (31' 6")
Depth	21.0m (69')

Overall 201.6 sq m (2170 sq ft)
 Currently partitioned and arranged as

Continued/...

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Kitchen overall		7.8 sq m (82 sq ft)
Wall & base unit, stainless steel sink unit, worktop, space for fridge, wide opening to:		
Meeting room		10.0 sq m (107 sq ft)
Ceiling panels providing natural light, heater. Return door to office. Door to		
Stores/production area		49.7 sq m (533 sq ft)
Ceiling panels providing natural light, wall heater, false ceiling with inset lighting, door to		
Side store		18.0 sq m (192 sq ft)
Ceiling panels providing natural light, carpet, connecting door to:		
Further store	3.2m (10' 6") x 3.0m (10')	9.6 sq m (105 sq ft)
Carpet, ceiling panels providing natural light. From stores area door to:		
Rear area	2.4m (7' 9") x 3.2m (10' 6")	7.7 sq m (81 sq ft)
Connecting door to:		
Comms room	2.4m (7' 9") x 1.8m (6')	4.3 sq m (47 sq ft)
Wall mounted air conditioning unit, door to fire escape corridor.		

Outside

Allocated parking is provided in marked bays.

Terms

New fully repairing and insuring lease length to be agreed. The tenant will pay a service charge to contribute towards the landlords costs in maintaining and managing the common areas of the estate

<i>Rent</i>	<i>Rates (rateable value)</i>
£16,000pa	£11,500

N.B. Eligible businesses may be entitled to small business rate relief. Further information is available at the government website: www.voa.uk/apply-for-business-rate-relief

VAT

VAT will be charged on the rent, insurance and service charge.

Legal Fees

Each party will be responsible for their own legal costs incurred in the letting of this property.

Service Charge

The tenant will pay a service charge to contribute towards the landlords costs in maintaining and managing the common areas of the estate

Services

Reference to any services, appliance or otherwise in these particulars does not imply (i) they are included in the rental or sale or (ii) they are in full and working order

EPC

Energy performance certificate (EPC)

Letting Apartment Partially Lettable 16/11/22	Energy rating C	Valid until: 22 June 2032 Certificate 12312345
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Property type: Office and Workshop Buildings

Total floor area: 165 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an energy plan has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

- if newly built: 4 (A)
- if typical of the existing stock: 7 (A)

Properties are given a rating from A+ (most efficient) to G (least efficient).

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Video tour available at the website:
www.oldfield-smith.co.uk