



Unit 13 April Court

Sybron Way, Crowborough, TN6 3DZ

Modern self-contained air conditioned office suite to let in Crowborough on one of the main trading estates close to the train station.

2,170 sq ft
(201.60 sq m)

- Refurbished office suite to let
- Part air conditioned
- Allocated car parking
- Good value office space equating to £7.37 per square foot overall

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Summary

Available Size	2,170 sq ft
Rent	£16,000 per annum
Rateable Value	£15,000 Current rateable value (1 April 2026 to present)
EPC Rating	Upon enquiry

Description

Modern 1st floor air conditioned office suite available to let. Arranged as main open plan area, separate offices, further open plan area together with stores, kitchen and break out area and cloakrooms.

Allocated car parking in marked bays

New lease available, length to be agreed. In addition to the rent there is a service charge levied for contribution towards shared areas, car parking etc.

Other suites available, please refer to separate listing

Location

Located in Sybron Way one of the main trading estates in Crowborough and close to the mainline station. There is a Tesco store close by. Sybron Way also leads to the Millbrook trading estate.

Accommodation

The premises are arranged as follows: Main entrance to inner lobby with stairs to first floor comprising main open plan area leading to Kitchen/break-out area, 2 separate cloakrooms, further open plan area plus a series of individual offices, stores and comms room. There are a series of air conditioning units throughout the suite. It also benefits from carpeting plus replacement LED lighting. There is a good service lift from ground to first floor shared with the adjoining suite. Ample on site car parking in marked bays New lease available

Name	sq ft	sq m	Availability
1st - Self contained office suites	2,170	201.60	Available
Total	2,170	201.60	



Viewing & Further Information



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