



6 Warren Court

Park Road, Crowborough, TN6 2QX

Self-contained, air conditioned office suite, within easy reach of the town centre with allocated car parking to let.

1,182 sq ft
(109.81 sq m)

- Modern office development
- Air conditioned
- Allocated car parking
- Close to town centre
- Vacant and ready for immediate occupation

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Summary

Available Size	1,182 sq ft
Rateable Value	£13,250 Current rateable value (1 April 2026 to present)
EPC Rating	C

Description

Suite 6, comprising ground and first floor office suite, kitchen and cloakroom with allocated car parking arranged as follows:

Entrance door to lobby with stairs to first floor, door to:

Main office, irregular shape overall 32.0 sq m (343 sq ft) twin aspect, carpet, door to inner lobby with further doors to:

Kitchen overall 4.0 sq m (43 sq ft) fitted with stainless steel sink unit, base and wall units, lino flooring plus space for fridge.

Cloakroom fitted with low level wc and wash.

Door to rear room 3.0m (9' 9") x 3.6m (11' 9") – 10.8 sq m (115 sq ft) windows to side, air conditioning unit, door to:

Comms room/store 2.7m (8' 9") x 1.8m (6') – 4.9 sq m (53 sq ft) no natural light.

Total usable ground floor area 51.7 sq m (554 sq ft)

Stairs to first floor landing with door to:

open plan room overall 40.4 sq m (428 sq ft) windows to side, carpet, air conditioning unit, radiator, suspended ceiling with inset lighting glazed panelling with door to:

Meeting room 3.0m (9' 9") x 6.3m (20' 6") – 18.9 sq m (200 sq ft) Twin aspect, radiator, conditioning unit. Within this space has been created a cupboard housing Worcester gas fired boiler.

First floor overall area 59.3 sq m (628 sq ft)

Total overall usable area 111.0 sq m (1,182 sq ft)

Car parking available in marked spaces to the front of the suite.

New lease available, length to be agreed on normal proportionally full repairing and insuring basis

We are advised VAT will be charged on the rent

Vacant and available for immediate occupation.

Location

Warren Court is a purpose built office development located along Park Road which is accessed immediately from the main A26 road just north of Crowborough Cross and



Viewing & Further Information



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