



Unit 8

April Court, Crowborough, TN6 3DZ

**Modern
Warehouse/industrial unit
on established trading
estate in Crowborough to
let. New lease available**

1,969 sq ft
(182.93 sq m)

- Roller shutter door to front
- New lease available
- Rent equates to approx. £8.83 per square foot overall
- Self contained with kitchen, cloakroom and part fitted shower room

Unit 8, April Court, Crowborough, TN6 3DZ

Summary

Available Size	1,969 sq ft
Rent	£17,000 per annum
Rateable Value	£15,250 Current rateable value (1 April 2026 to present)
EPC Rating	Upon enquiry

Description

Modern terraced industrial unit/warehouse. Overall 183.5 sq m (1969 sq ft) being self-contained with part fitted shower room, separate cloakrooms and kitchen. Arranged as showroom to front having false ceiling with inset lighting and carpet. To the rear has been created warehouse/production area with offices, store, kitchen and cloakrooms. Ample on site parking. Roller shutter door to front plus personal access door. Further door at rear leading to fire escape corridor.

Front section 'L' shaped 6.2m (20' 3") x 5.9 m (19' 3") plus 4.1m (13' 6") x 1.3m (4' 3") – overall 41.9 sq m (447 sq ft) divided to form reception to one side with door to front and warehouse/workshop with roller shutter door to front

Middle section 6.1m (20') x 9.6m (31' 6") – overall 58.6 sq m (630 sq ft)

Rear section 8.3m (27' 3") x 10m (32' 9") – overall 83 sq m (892 sq ft) divided by false partitioning to provide for 3 rooms

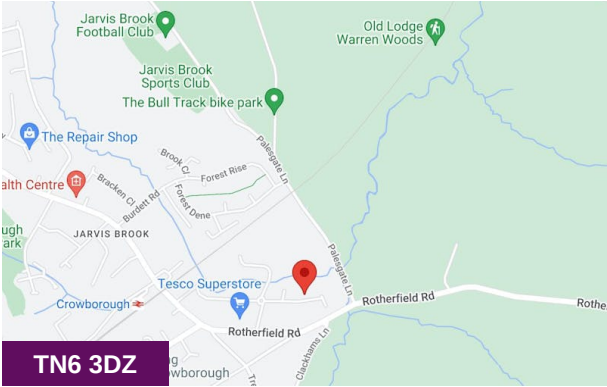
Total overall area 183.5 sq m (1969 sq ft)

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

Other suites also available within the building – please see separate listings

Location

Forming part of April Court development located along Sybron Way in the heart of Crowboroughs established trading estate.
A Tesco store is located at the entrance to the development with Crowborough mainline station closeby.



Viewing & Further Information



Alex Roberts
01825 762 222 | 07795 212 798
alex@oldfield-smith.co.uk