

# APPROX 2 ACRE DEVELOPMENT SITE FOR SALE

## CROWBOROUGH

### SYBRON WAY – TN6 3DZ

#### LOCATION

Crowborough is situated approximately 8 miles south of Tunbridge Wells on the A26 in East Sussex.

The site is located approximately 2 miles south east of Crowborough Town Centre on the B2100, Sybron Way, opposite a Tesco Superstore and adjacent to the Millbrook Industrial Estate and Business Park.

#### DESCRIPTION

The site extends to approximately 2 acres with planning consent for two retail units (non-food) totalling 1,727 sq. m (18,590 sq. ft.)

#### TENURE

Freehold with full vacant possession.

#### TERMS

Offers invited.

#### TIMING

Available for immediate handover.

#### LEGAL COSTS

Each party is to bear their own legal costs incurred in respect of this transaction.

#### FURTHER INFORMATION

For further information please contact **Geoff Phillips** ([geoff@morganwilliams.co.uk](mailto:geoff@morganwilliams.co.uk)) or **Camilla Jerram** ([camilla@morganwilliams.co.uk](mailto:camilla@morganwilliams.co.uk)) of **Morgan Williams** 020 7493 4455.

Or alternatively, our joint agent Dave Coleby ([davidcoleby@markliell.co.uk](mailto:davidcoleby@markliell.co.uk)) of Mark Liell 01279 648240.

#### SUBJECT TO CONTRACT



#### MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or agent. Measurements are approximate and for guidance only.

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