



125

— YEARS OF —

**Lambert
& Foster**



THE LONG BARN, ASHDOWN BUSINESS PARK,
GILLRIDGE LANE, CROWBOROUGH, EAST SUSSEX TN6 1UP



**Lambert
& Foster**

CROWBOROUGH TOWN CENTRE 0.7 MILES | CROWBOROUGH RAILWAY STATION 2.4 MILES | TUNBRIDGE WELLS 8 MILES

THE LONG BARN, ASHDOWN BUSINESS PARK, GILLRIDGE LANE, CROWBOROUGH, EAST SUSSEX TN6 1UP

A light and accessible semi-detached barn style office building set in a well-connected semi-rural business park. The Long Barn offers three units of flexible workspace across two floors.

GUIDE PRICE £575,000 PLUS VAT FREEHOLD



SITUATION

The property is located on the outskirts of the town of Crowborough which has a good range of local amenities. The town of Tunbridge Wells is some 7.9 miles distant offering further educational, recreational and shopping facilities. Crowborough has a mainline station which offers direct services to London. The property is located 0.6 miles from the A26 which links up with the A21 which provides onward connections to the M25 and the national motorway network.

DIRECTIONS

From Crowborough High Street head north on London Road for approximately 0.6 miles, then turn right onto Gillridge Lane. After approximately 110 yards, turn right and follow the driveway to the front of the property. Parking can be found on the left hand side of the property.

WHAT3WORDS: The vehicular entrance to the site can be located at [///originals.fenced.polygraph](#). The pedestrian access to the property can be located at [///settled.family.cherubs](#).

DESCRIPTION

Located within the Ashdown Business Park, The Long Barn is an attractive semi-detached commercial building designed in a traditional barn style with weatherboard elevations.

The building is arranged over two floors and provides flexible, well-presented office accommodation suited to a range of business uses.

Ground Floor

Upon entering, a Lobby Area leads to an Internal Hallway, providing access to communal Male, Female and Disabled WCs, and two self-contained ground floor office suites.

- **Unit 1** is a spacious open-plan office area with double doors opening onto the eastern elevation, with direct access to the car park.
- **Unit 2** offers an open-plan layout with access to a Private Meeting Room, Separate Office, and a fully-fitted Kitchen.

First Floor

A central staircase leads to the first floor landing and into **Unit 3**, an expansive suite comprising a network of rooms, ideal for departmental use or co-working configurations, including:

- One larger Office/Meeting room
- Seven generously proportioned Private Offices
- A Kitchen area

Externally, The Long Barn enjoys ample parking provision, with a shared tarmacked driveway leading to a dedicated area offering up to 19 spaces — a rare find for offices of this size in such a well-connected, semi-rural setting.

VIEWING

Strictly by appointment only. Contact Ellie Chappell or Amelia Rogers at Lambert & Foster's Sussex Office: 01435 873999.

TENURE

Unit 1: Vacant

Unit 2: Vacant

Unit 3: Vacant



The Long Barn, Ashdown Business Park, Gillridge Lane, Crowborough, TN6 1UP

Approximate Area = 4473 sq ft / 415.5 sq m

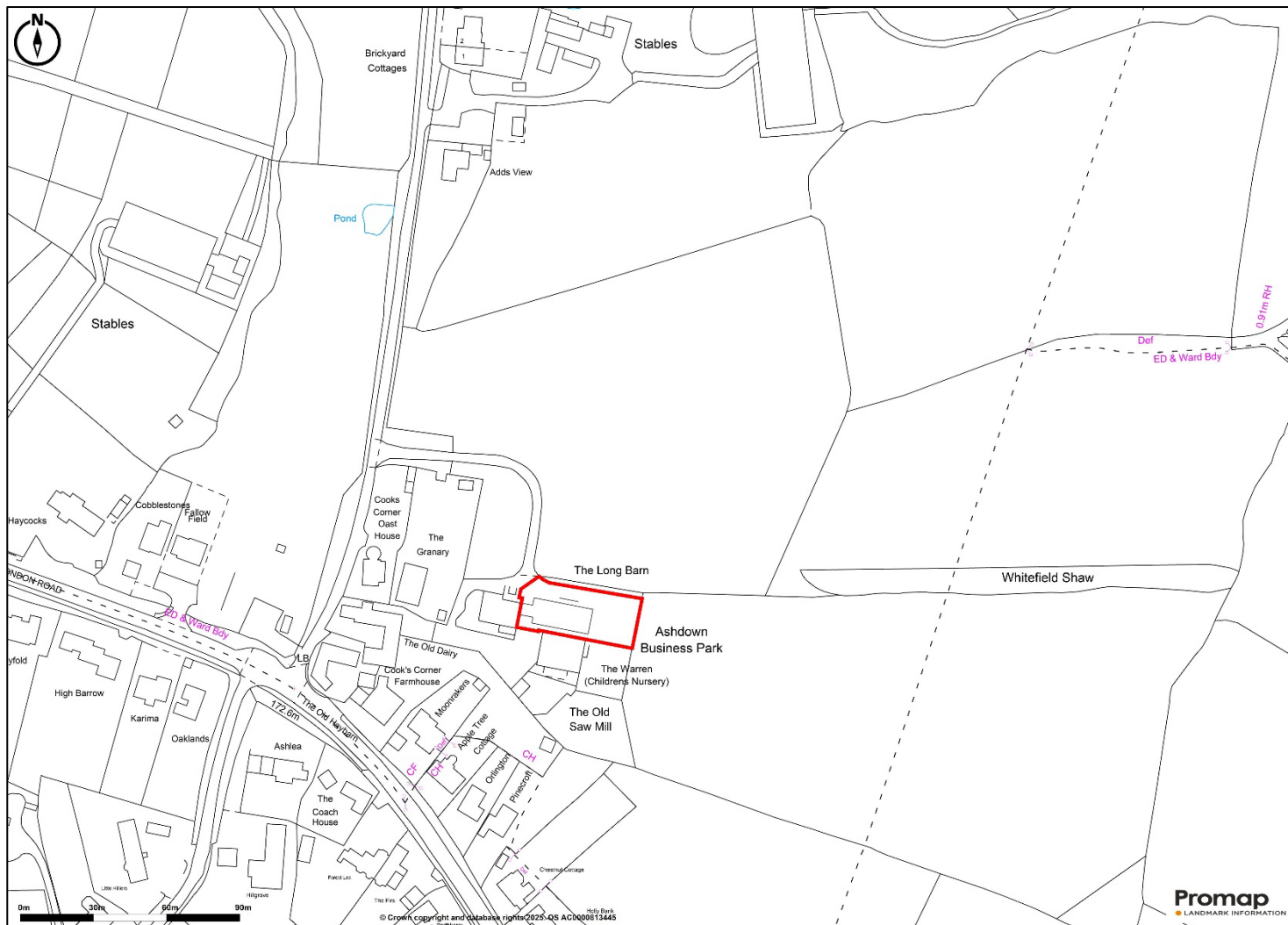
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1273694.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Private

Heating: Mains Gas

BROADBAND & MOBILE COVERAGE:

Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: Wealden District Council,
Vicarage Lane, Hailsham BN27 2AX.
www.wealden.gov.uk.

RATEABLE VALUE:

Unit 1: £14,000

Unit 2: £14,000

Unit 3: £20,000

Rateable values are as provided by the Valuation Office Agency and are correct at the time of publication. Prospective occupiers are advised to make their own enquiries.

EPC: B (30)

FLOOD & EROSION RISK:

Property flood history: None

Rivers and the sea: None

Surface Water: None

Reservoirs: None

Groundwater: None

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed. Photographs were taken in May 2025.

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In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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Helix House, High Street
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HYTHE, KENT

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Tel. 01580 712 888

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