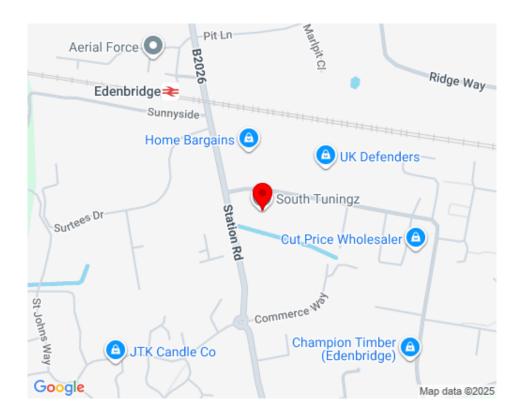


# LOCATION



Edenbridge is a busy town 9 miles South of J6 of the M25 close to the Kent/ Surrey border. The site is located to the North of Edenbridge Town Centre surrounded by industrial/commercial uses. A retail park comprising a Lidl, Home Bargains and Greggs is immediately adjacent.

## Description

The property is a ground floor end of terrace single storey workshop. There is an excellent clearspan industrial space with a roller shutter to the front, welfare facilities and a small yard to the front benefitting from 3 parking spaces and loading.

## Key Features

- Open plan accommodation
- 3 parking spaces & loading
- Roller shutter door
- Suitable for a variety of industrial/workshop uses

#### Accommodation

The approximate gross internal floor area is 9,198 sq ft (854.51 sq m)

#### Lease

A new, effectively full repairing and insuring lease for a term to be agreed.

#### Rent

£84,000 per annum exclusive

#### Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

#### **EPC**

Rating B - 48

#### **Business Rates**

To be re-assessed.

Interested parties are advised to contact Sevenoaks District Council Tel: 01732 227000 or www.sevenoaks.gov.uk to verify this information.

#### VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

### AML

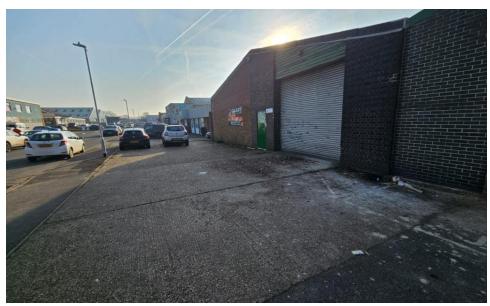
The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.











Unit 1, 1 Fircroft Way, Edenbridge TN8 6EL



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#### CRAWLEY OFFICE

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