

Workshops & Yard Investment For Sale

CORE
COMMERCIAL
01892 834483



Flishinghurst Ironworks
Chalk Lane
Flishinghurst

CRANBROOK

Kent TN17 2QB

Location

Just off the A262 just 3 miles north of Cranbrook. 5 miles east of the junction with the A21, and 6.3 miles north of Hawkhurst.

Description

Steel framed workshops with a separate detached single storey office and extensive concrete yard on a fully fenced and **gated site of 20,000 sqft**. Roller shutter doors. Eaves heights from 12ft. 3 phase power.

Workshop 1	2,266	
Workshop 2	1,238	
Stores	360	
Open fronted bldg	576	
Office	<u>600</u>	5,040 sqft

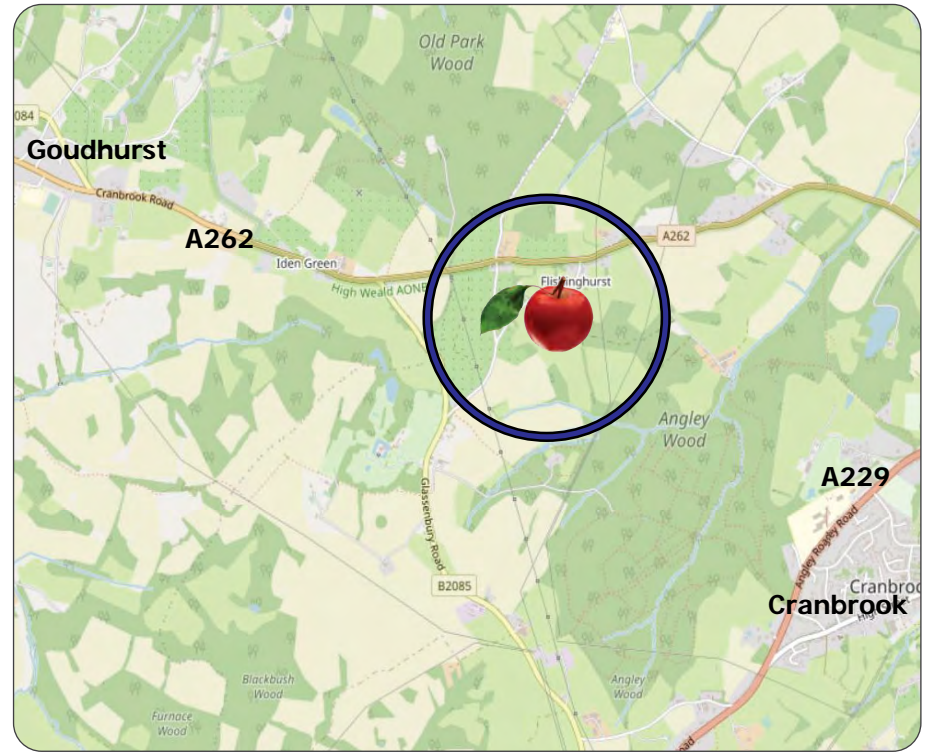
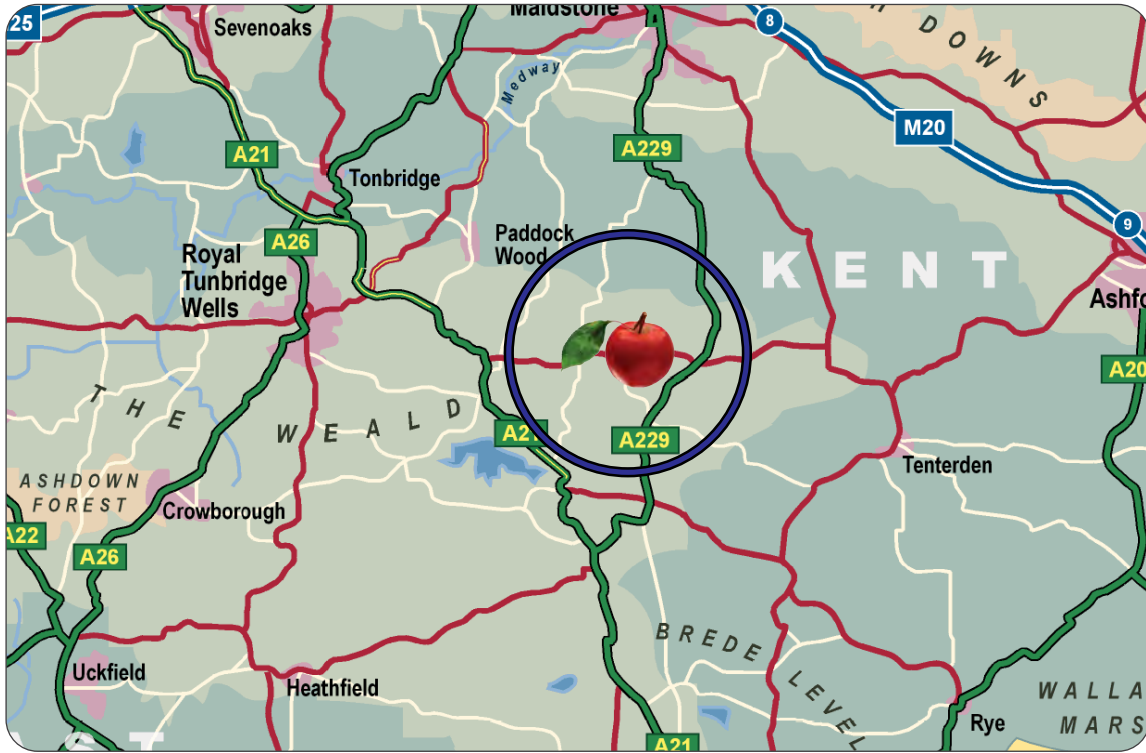
Terms

Let at average rent of £46,000 pa to Country Sheds Limited on a FR&I lease with schedule of condition to January 2029. Tenant break option and rent review January 2026. Rent deposit held. For Sale freehold at **£650,000**
No vat (7% gross), subject to contract.

5,040 sqft
on 0.46 acre







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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.