

# Factory To Let or May Sell

**CORE**  
COMMERCIAL  
01892 834483



**Riverside Works**  
**Church Lane**

**ETCHINGHAM**  
**East Sussex TN19 7AS**

## Location

Etchingham is situated about 60 miles southeast of London and 15 miles south of Tunbridge Wells. The property lies to the north of the village adjoining the railway line.

## Description

A detached steel framed factory with lined profiled cladding and roof with roof lights. 3 phase power. High level factory lighting. Roller shutter loading door to the front with covered loading and one to the rear. Factory heating. There is an attached 2 storey office block of blockwork construction. Double glazed windows to front and side, oil fired central heating and air conditioning. Site area of approx 1.18 acres.

Ground	Factory	10,600
	Canopy	180
First	Offices	1,350

**12,130 sqft**

An adjoining 4 bedroom detached house on a site of approx. 0.53 acre and former cattery outbuildings on a site of approx 1.26 acres potentially available by separate negotiation.

## Terms

To Let at **£84,500** pa (£6.97 per sqft), NO VAT. May sell freehold. Business rates payable £20,584 for 2023/24 (Rateable Value: £41,250).

**12,130 sqft**  
**On 1.18 acre**





**Factory**



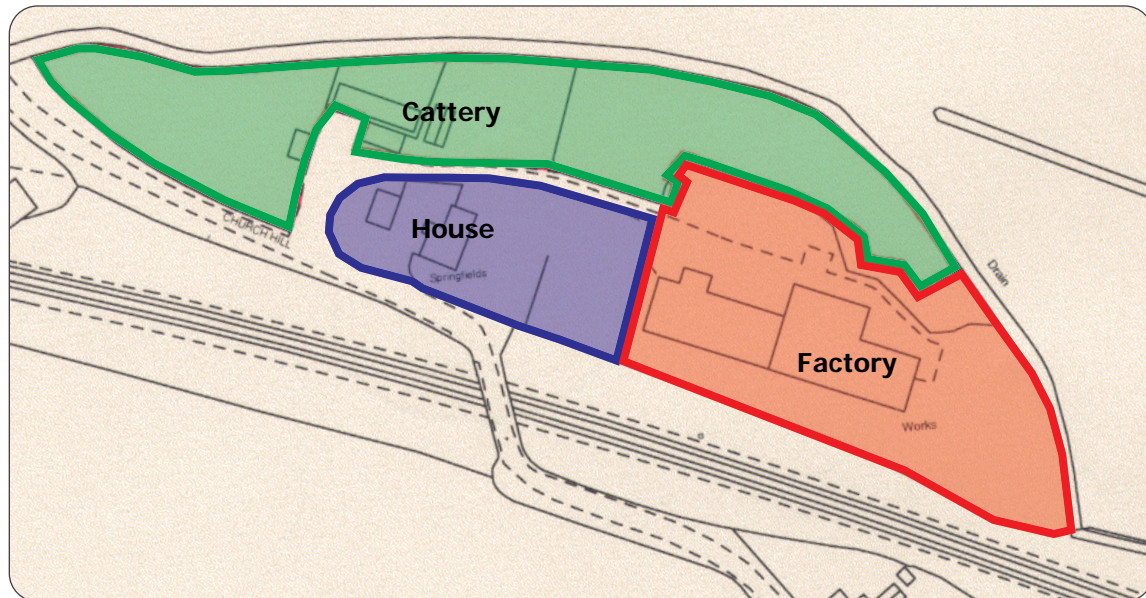
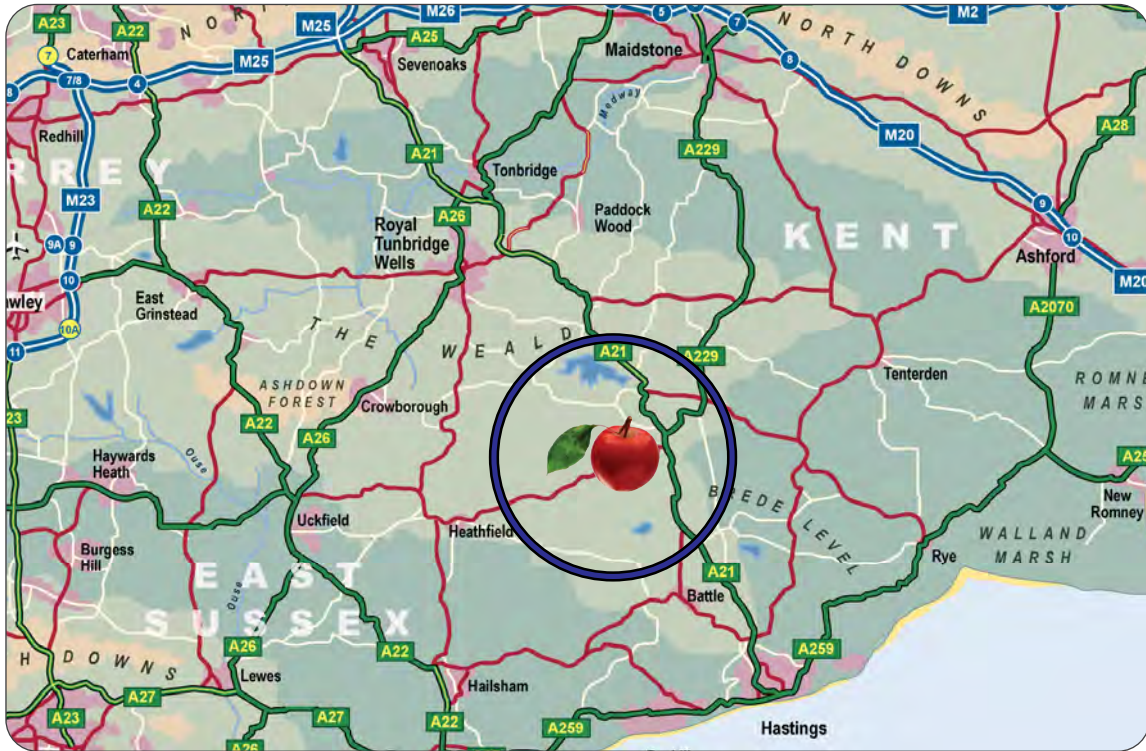
**Offices**



**House**



**Cattery**




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