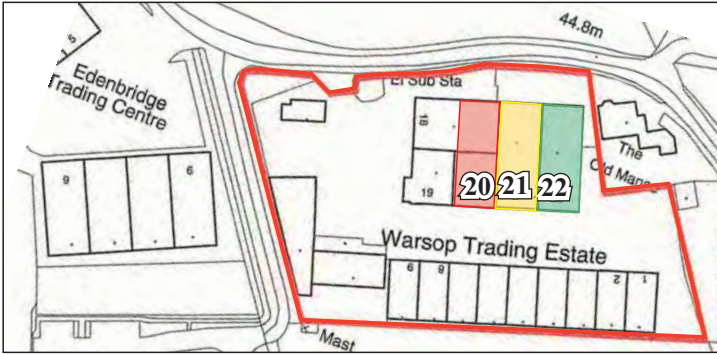


INDUSTRIAL / WAREHOUSE & Workshop Units To Let



Warsop Trading Estate, Hever Road **EDENBRIDGE** Kent TN8 5LD

LOW RENT!



4,000 - 12,000 sqft

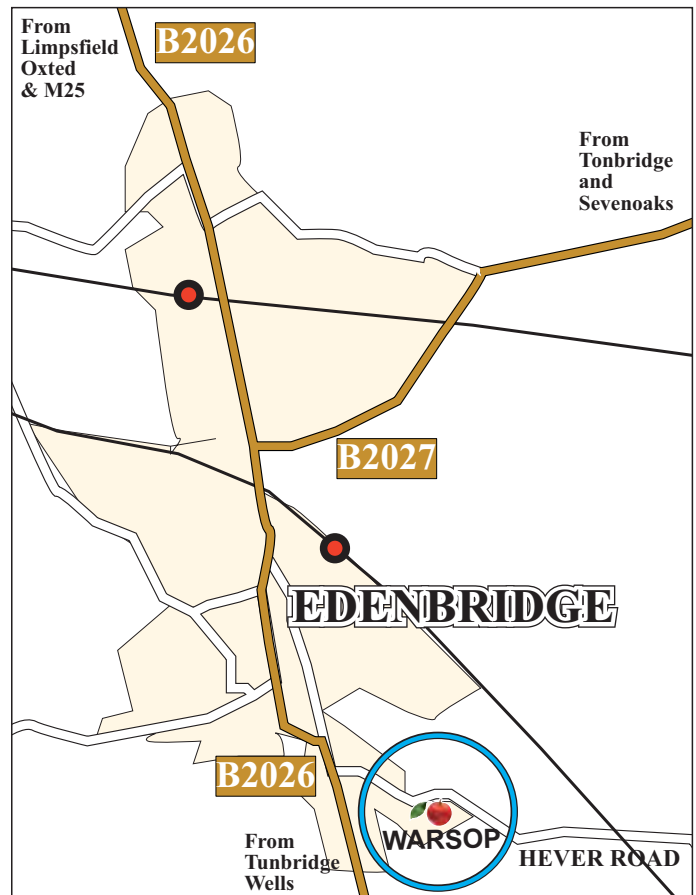
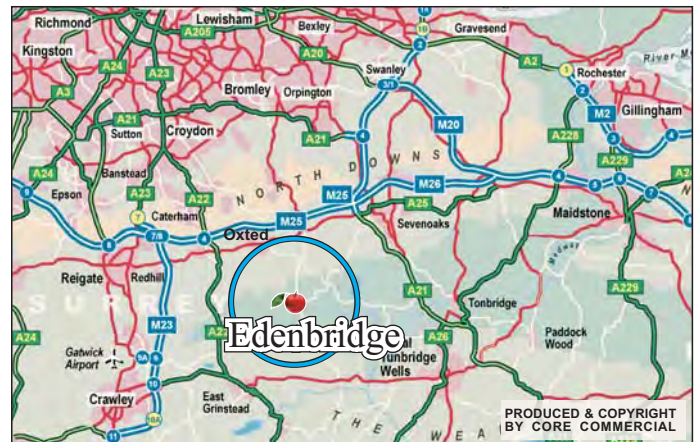
Location

Edenbridge is south of the M25, 10 miles from junction 6 where it meets the A22 and 13 miles from the M23, Gatwick and Crawley on the B2026. The property lies about 0.3 mile south of the town on Hever Road and about 0.8 mile from Edenbridge town station.

Description

A functional industrial, workshop & warehouse property. 3 phase power, strip lighting. Good parking. Approx gross areas:

Unit	Description	Size sqft	Under offer
20	Factory	2,671	Under offer
	Office	1,272	3,943
21	Factory	3,971	
22	Factory	3,935	
Combined		11,849	(1,101sqm)



Terms

Rent unit 20 - £3.50 and units 21/22 - £2.50 per sqft. Rates payable £9,942 (20 & 21), £9,094(22) pa for 2010/11(Rateable Values £20,500 / £18,750 / £18,750)

Contact

David Marriott or Neil Mason on **01892 834483**

www.corecommercial.co.uk

Or joint agents Vail Williams on 01293 612600

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