

Business unit To Let

**Mercury House
Enterprise Way**

EDENBRIDGE

Kent TN8 6HF

Location

Edenbridge is south of the M25, 10 miles from junction 6 where it meets the A22. The property lies north of the town just off Station Road on an established industrial estate.

Description

A fully refurbished business unit that can either be used fully for offices or light industrial / storage purposes. Suspended ceilings with 9 ft clear height, CAT II lighting, gas fired central heating, perimeter trunking. Windows front and rear. Kitchens and toilets shared between office & unit. Car parking to front and rear as well as on street.

Accommodation

Approximate gross internal area::

Business unit

Ground 6,960 sqft
May subdivide

In addition attached offices to the front can also be made available by separate negotiation:

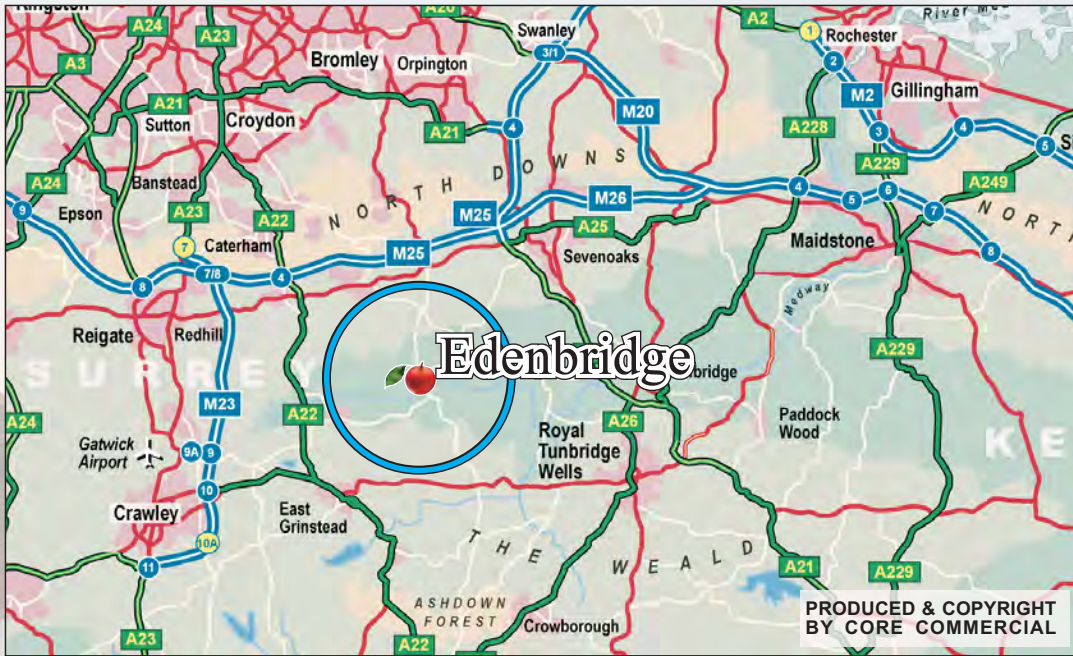
Offices

Ground 1,990
First 1,990 **3,980 sqft**

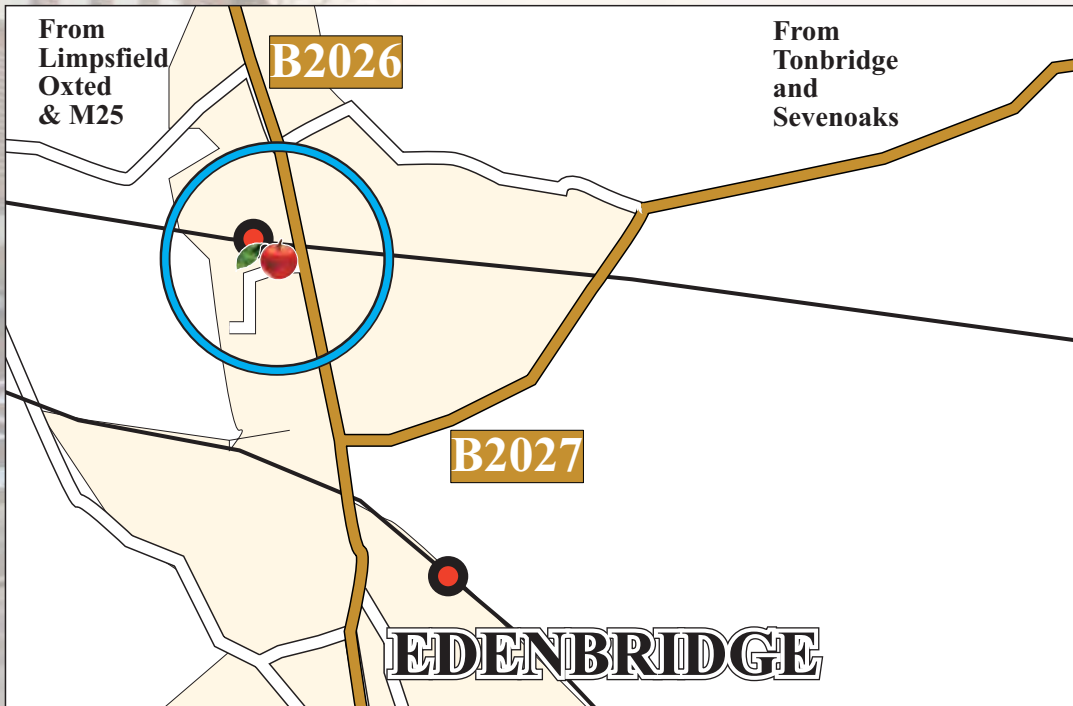
Combined total **10,940 sqft**

3,000 - 11,000 sqft





Business unit



Terms

- Business unit £5.75 per sqft
- Offices To be agreed.
- Subject to contract
- Business rates to be apportioned

Contact

David Marriott or Neil Mason on

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www.CoreCommercial.co.uk