

# FACTORY, OFFICE & WAREHOUSE

To Let

**4,680 sqft**

Spongs Lane, Sissinghurst  
**CRANBROOK** Kent TN17 2AH

## Location

Sissinghurst lies on the A262 where it joins the A229 south of Maidstone, just north of Cranbrook. The property lies off Spongs Lane



## Description

A detached portal framed unit. 3 phase electricity. Burglar alarm. Sliding timber doors. Oil fired hot air heating. Offices and assembly area with suspended ceilings, recessed lights and UPVC windows. Male & female toilets. Extensive concreted yard.

Ground	Assembly & offices	2,715	4,680 sqft
	Warehouse	1,965	
Mezzanine	Office & ancillary	2,760sqft	

Total site area approx 0.4 ac

## Planning

The unit has planning permission for B1 although some B8 uses may be acceptable to the planners.

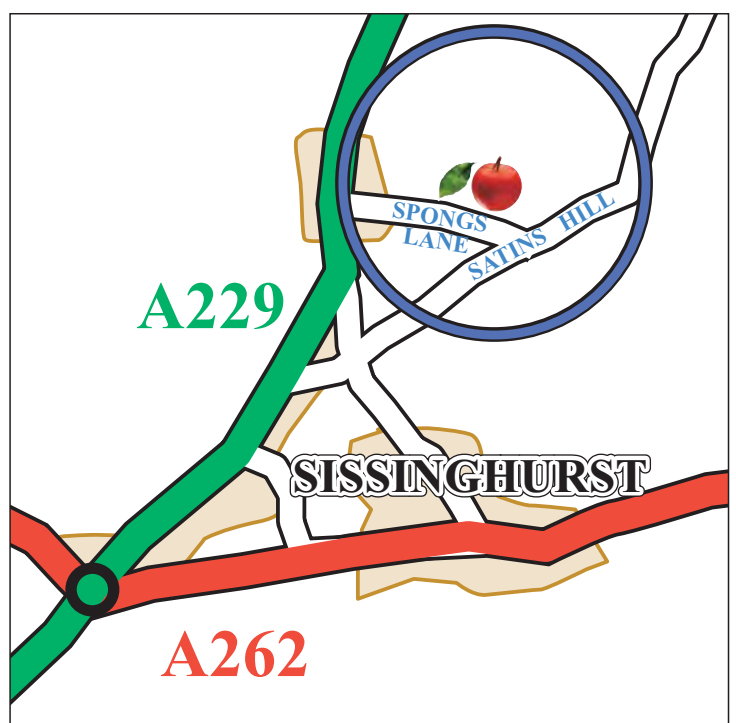
## Terms

To let at rent £20,000 pa (£4.30 on ground floor only)  
 Rates payable £10,350 for year 2010/11 (Rateable value £25,000).

## Contact

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

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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. We have not measured the site ourselves but calculated the site area from scaling the title plan. October 2001