

# Workshops & Yard To Let / May Sell

**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 blg	576	
Office	<u>600</u>	<b>5,040 sqft</b>

## Terms

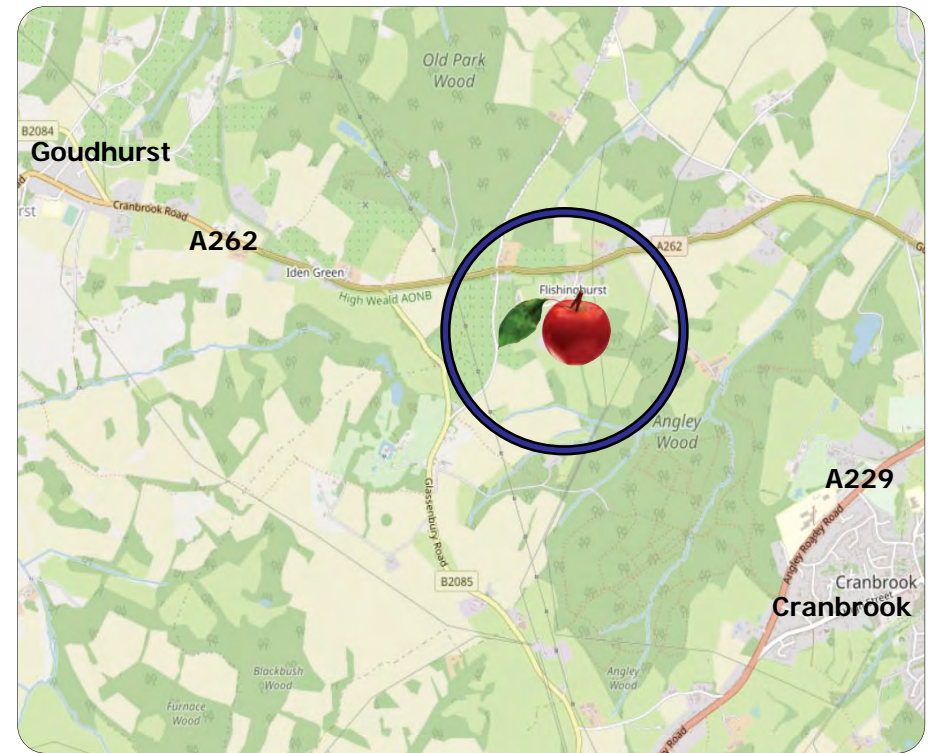
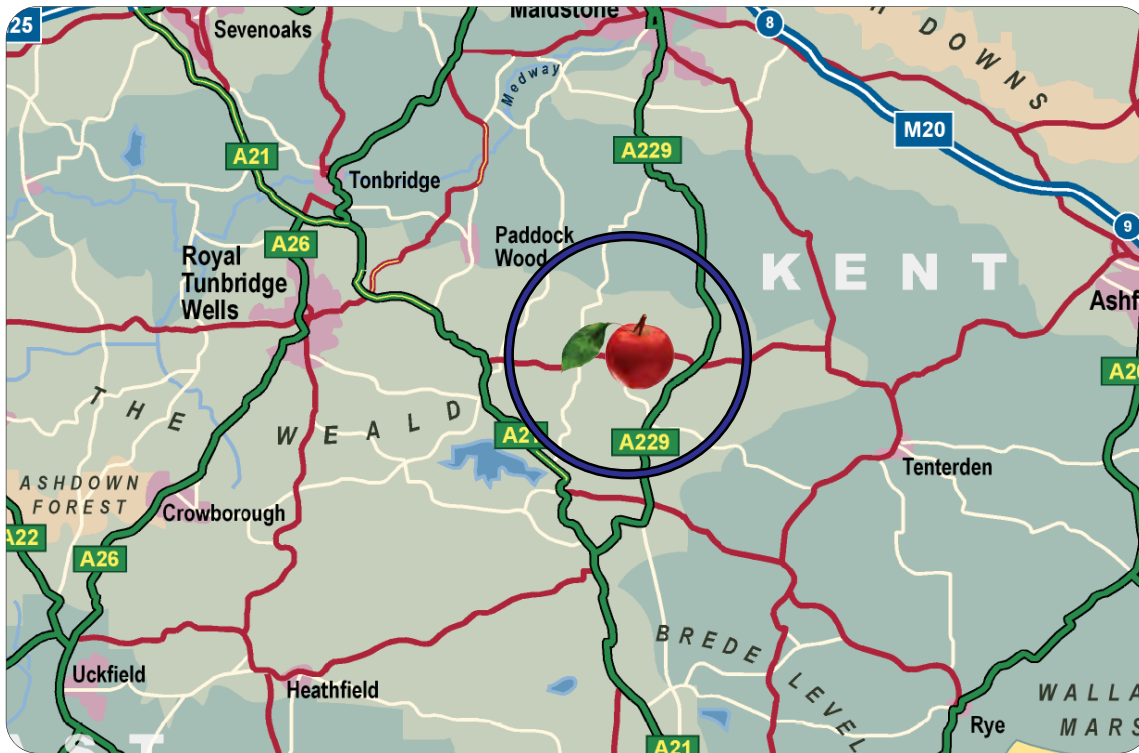
To Let on a new lease from the freeholder at a rent of **£49,950** per annum or may sell. **No Vat.** Business rates payable for 2022/23 £13,348 (Rateable Value £26,750)

**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.

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