

# FACTORY, WAREHOUSE & Offices

To let



## Factory 2, Station Road **EDENBRIDGE**

Kent TN8 6EG

## 12,700 sqft plus site

### 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 north of the town centre adjoining Edenbridge railway station.

### Description

A detached clear span portal frame factory warehouse with two storey offices to front. 16ft eaves height. Lined roof with roof lights. 3 phase power. 2 Roller shutter doors. Warehouse lighting. Offices with central heating, air conditioning, carpeting, suspended ceilings and double glazed windows. Concreted yard to rear and adjoining site of 0.44 acre also available.



Factory / warehouse & ancillary	7,915
Offices	Ground 1,940
	First 2,860
	<b>12,715 sqft (1,181 sqm)</b>

Mezzanine floor 2,579 sqft

Site area 0.63 acre. Adjoining site of 0.44 acre also available.

### Terms

To let on new flexible lease at £4.50 psf (£57,500 pa) exclusive. Site to let at £1.25 per sqft (£24,000 pa). Plus VAT. Rates to be assessed.

### Contact

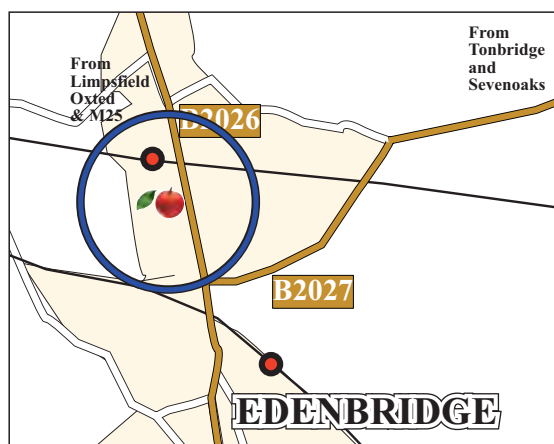
David Marriott or Neil Mason on **01892 834483**

[www.corecommercial.co.uk](http://www.corecommercial.co.uk)

or joint agent SHW on 020 8662 2700

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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