

# Office To Let



1,100 sqft

**The Gate House office  
Warsop Trading Estate  
Hever Road**

**EDENBRIDGE**

**Kent TN8 5LD**

## 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 detached two storey office building of brick construction under a tiled roof. Gas fired central heating. Good parking.

**1,100sqft**

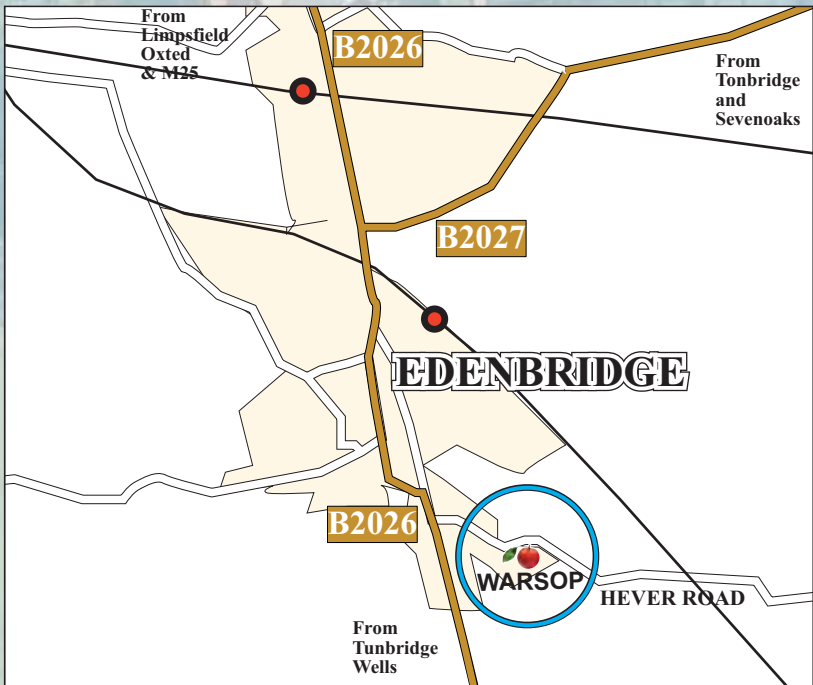
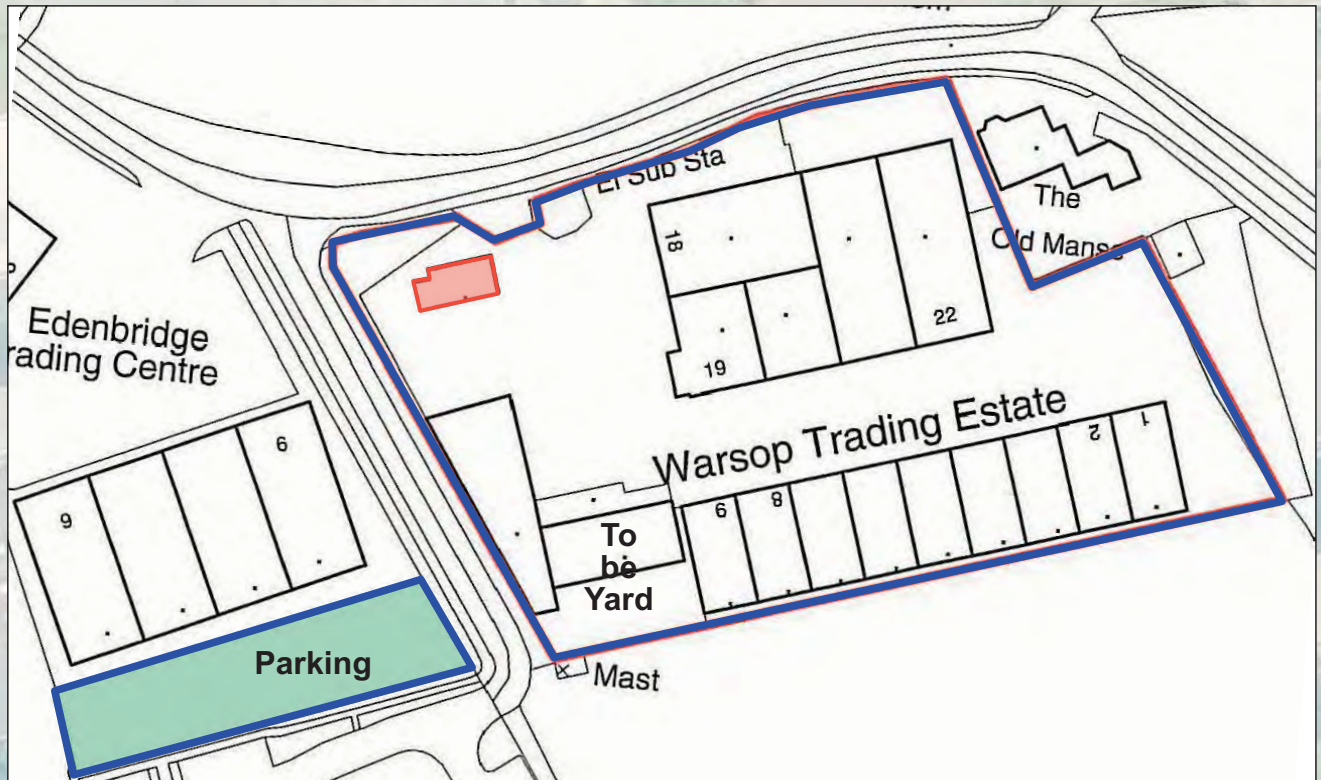
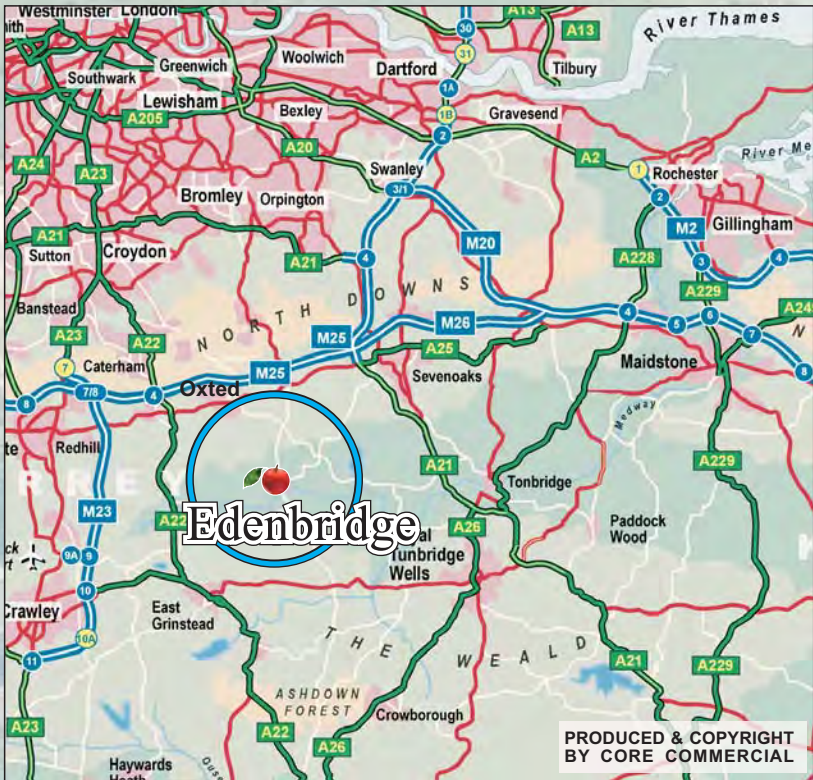
**Nearby secured yard up to 0.4 acre also available by separate negotiation.**

## Terms

**£5 per sqft plus vat.** Rates payable £3,203 pa for 2013/14 - (Rateable Value £6,800) Eligible small business rate relief.



**First year at half rent!**



**Hansteen**  
 020 7408 7035  
 www.hansteen.uk.com  
 charles.lunnon@hansteen.uk.com

Charles Lunnon  
 Charles.Lunnon@Hansteen.uk.com

 **CORE**  
 COMMERCIAL  
 01892 834483  
 www.CoreCommercial.co.uk

David Marriott  
 David@CoreCommercial.co.uk  
 Neil Mason  
 Neil@CoreCommercial.co.uk

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