

Industrial / Warehouse units

To Let or For Sale

3,850 - 8,130 sqft

Units 1, 2 and 7
Edenbridge Trading Centre
Hever Road

EDENBRIDGE

Kent TN8 5EA

Location

Edenbridge is south of the M25, 10 miles from junction 6 where it meets the A22. The property lies south of the town just off the B2026 High Street on an established industrial estate.

Description

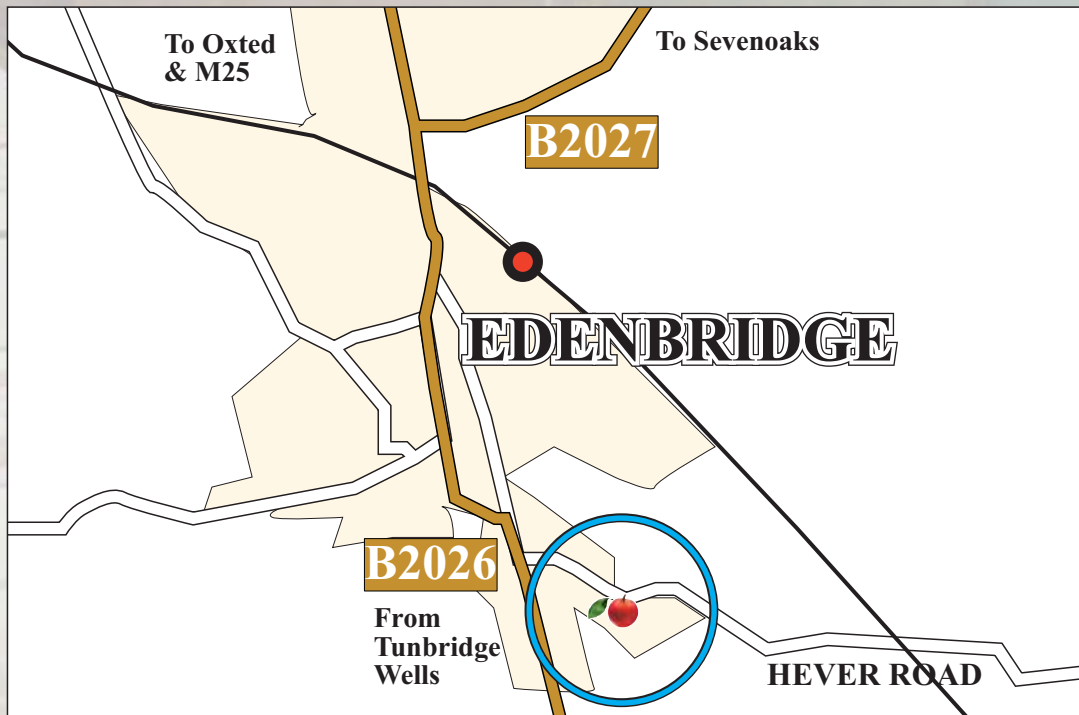
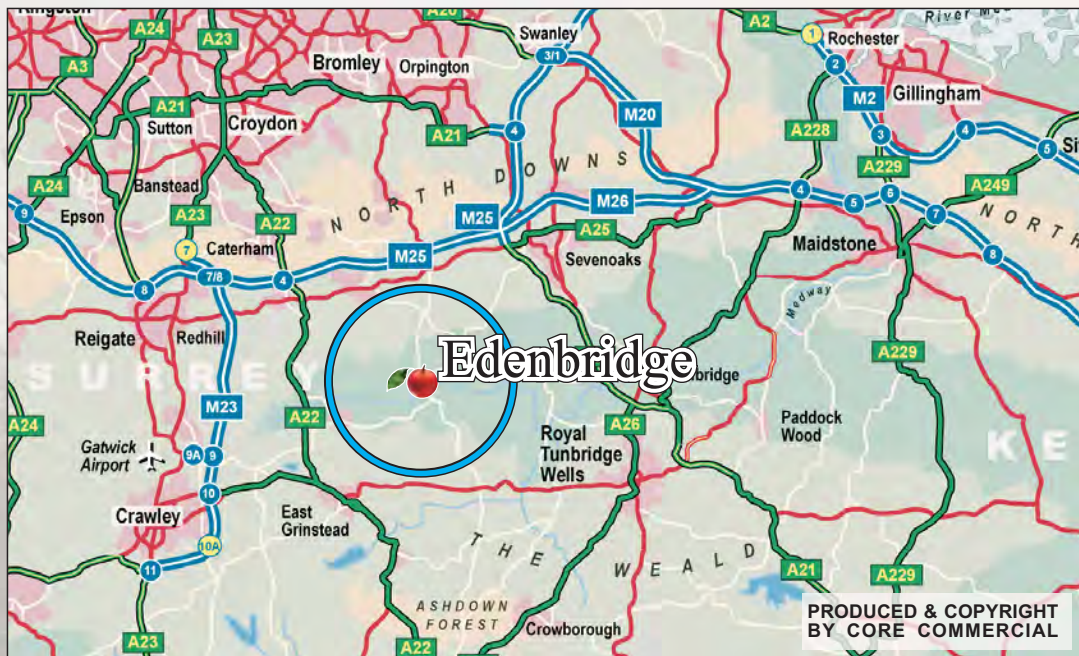
Steel portal frame units with part brick and part profile clad elevations below a pitched insulated roof incorporating roof lights. Roller shutter up and over loading doors and high level lighting. Heating and lighting to warehouse and offices. Kitchens. 3 phase power. Integral offices. M and F toilets. Eaves height units 1 & 2: 16' 10", unit 7: 17' 10". Dedicated and communal car parking.

Accommodation

Approximate gross internal area:

Unit	Ground	First	Total sqft
1	3 050	1 250	4 280 Let
2	3 050	800	3 850 Available
7	3 465	2 080	5 545 Sold





Terms

Unit	Rent per annum	Price
Unit 1	£22,000	£270,000
Unit 2	£20,000	£250,000
Unit 7	£25,000	£290,000

NO VAT
 Subject to contract
 Business rates to be re-assessed

Contact

David Marriott or Neil Mason on

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www.CoreCommercial.co.uk

Or our joint agents Bracketts 01732 350503
 / Stiles Harold Williams 020 8662 2700

