

# Prominent Trade Unit For Sale



## 1-2, Commerce Way EDENBRIDGE Kent TN8 6ED

### Location

Edenbridge lies 9 Miles from junction 9 of M25 via A25 and B2026. The property fronts Station Road (B2026) at the roundabout junction with Commerce Way, 600 yards from Edenbridge railway station.

### Description

A detached three bay factory unit with adjoining workshop, single storey office to front and large car park. Eaves heights 10'8" to 14'4" (peaks 15'2" to 17'7"). 3 phase power. Main workshops are of brick construction with lined asbestos cement roofs whilst the rear workshop is steel framed with profiled steel cladding.

Main workshop	4,122
Front offices	823
Rear workshop	<u>1,870</u>
Total	<b>6,815 sqft</b>

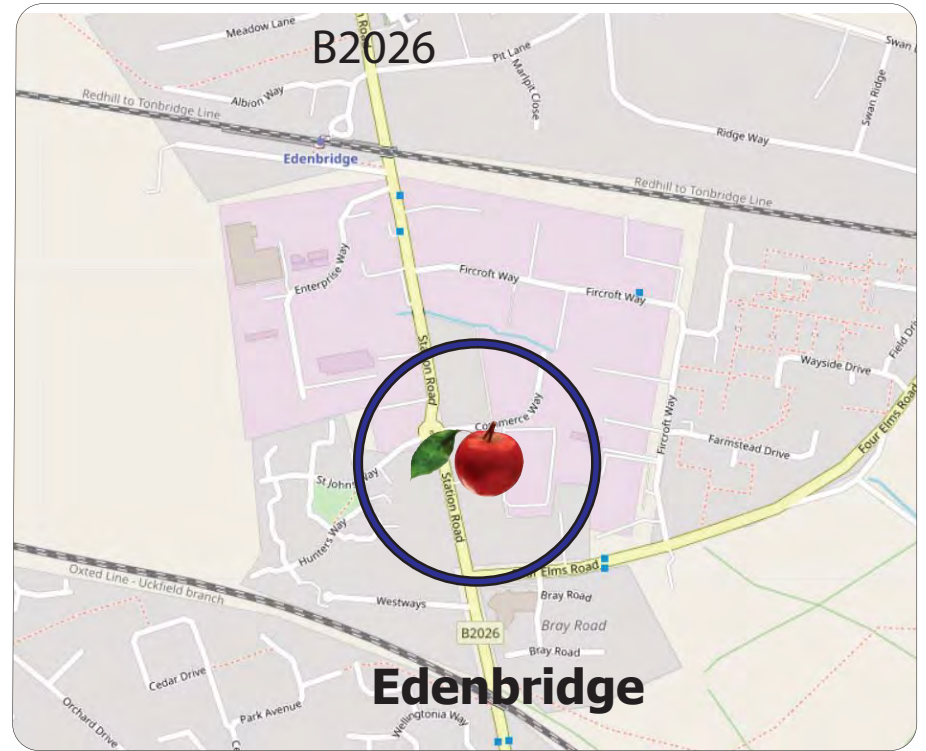
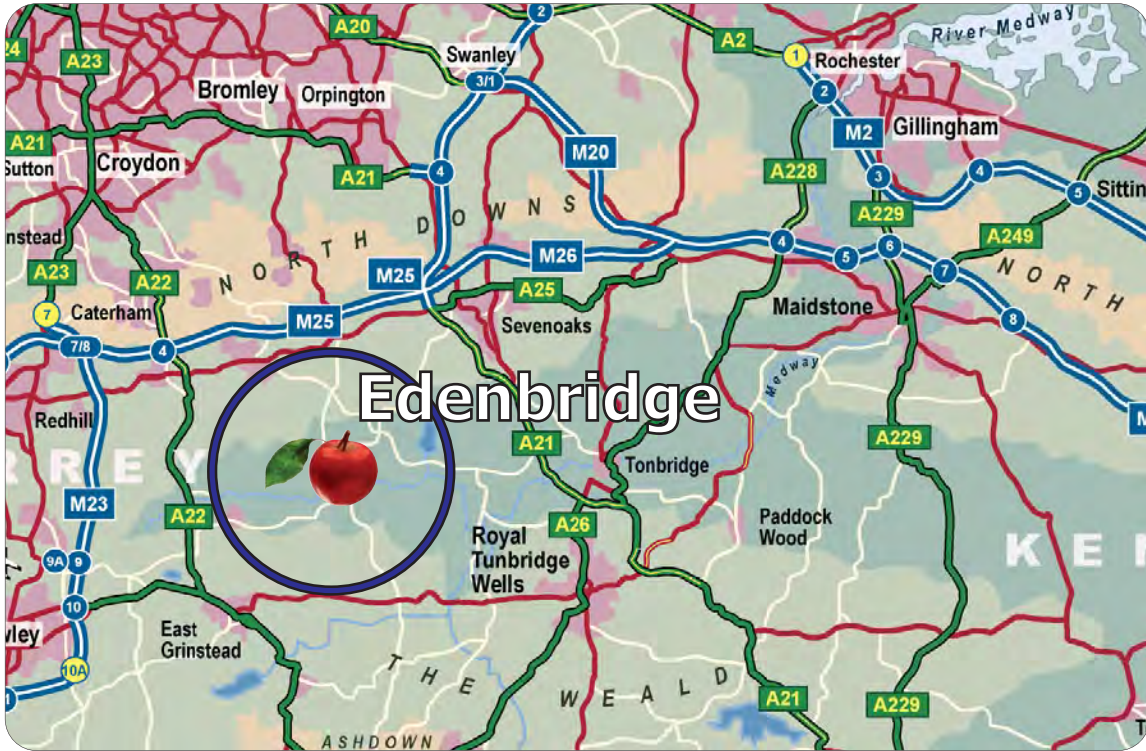
Site area approx 17,000 sqft (0.4 acre)

### Terms

For sale freehold **£895,000** plus vat or may let. May split. Rates payable 2019/20 £17,430 (Rateable Value £35,500).



**6,800 sqft**  
**0.4 acre site**

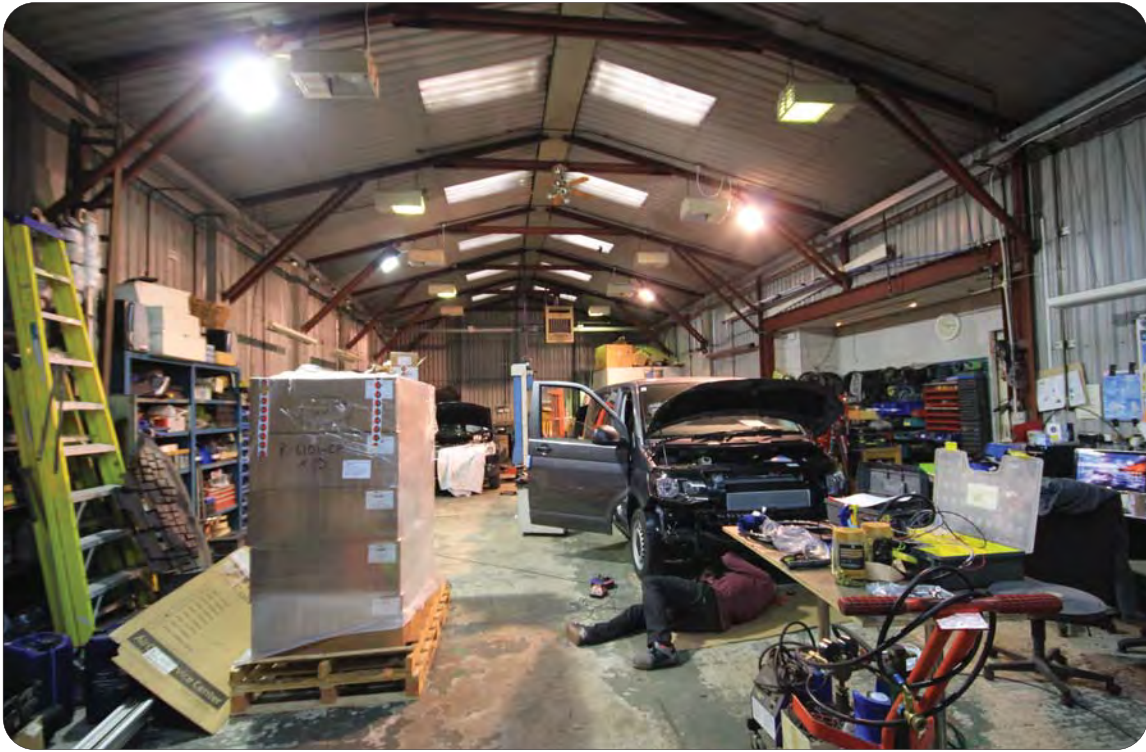


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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.



COMMERCE WAY

The Wiles Centre

1 to 22

20

18

147130

147120

147110

147100

147090

147080

147070

544140

544150

544160

544170

544180

544190

544200

544210

544220

544230

Not to scale. DWG plan available.