

# Business Unit To Let



**Unit 5**  
**Spelmonden Estate**  
**A262**

**GOUDHURST**  
**Kent TN17 1HE**

## Location

Goudhurst lies on the A262 about 8 miles east of Tunbridge Wells just off the A21. The property is west of Goudhurst village, just off the A262 at its junction with Spelmonden Road.

## Description

Workshop of brick structure with W/C's and kitchenette. 3 phase power with strip lighting and 10% roof lights. New insulated roof with roof lights. Front and rear roller shutter access and good car parking. Eaves: 12'12". Peak: 21'10".

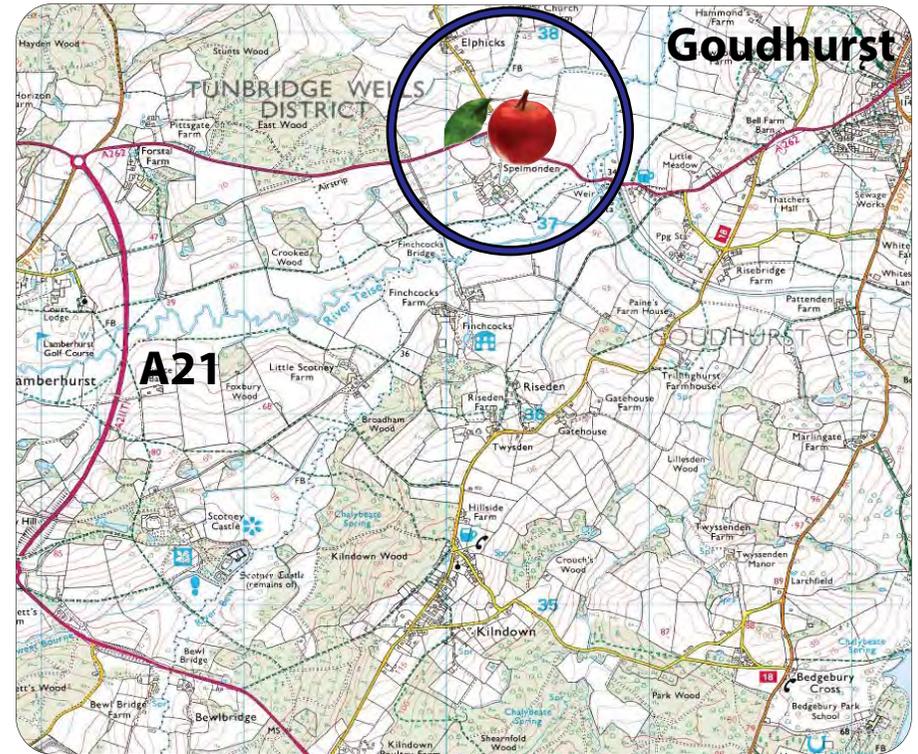
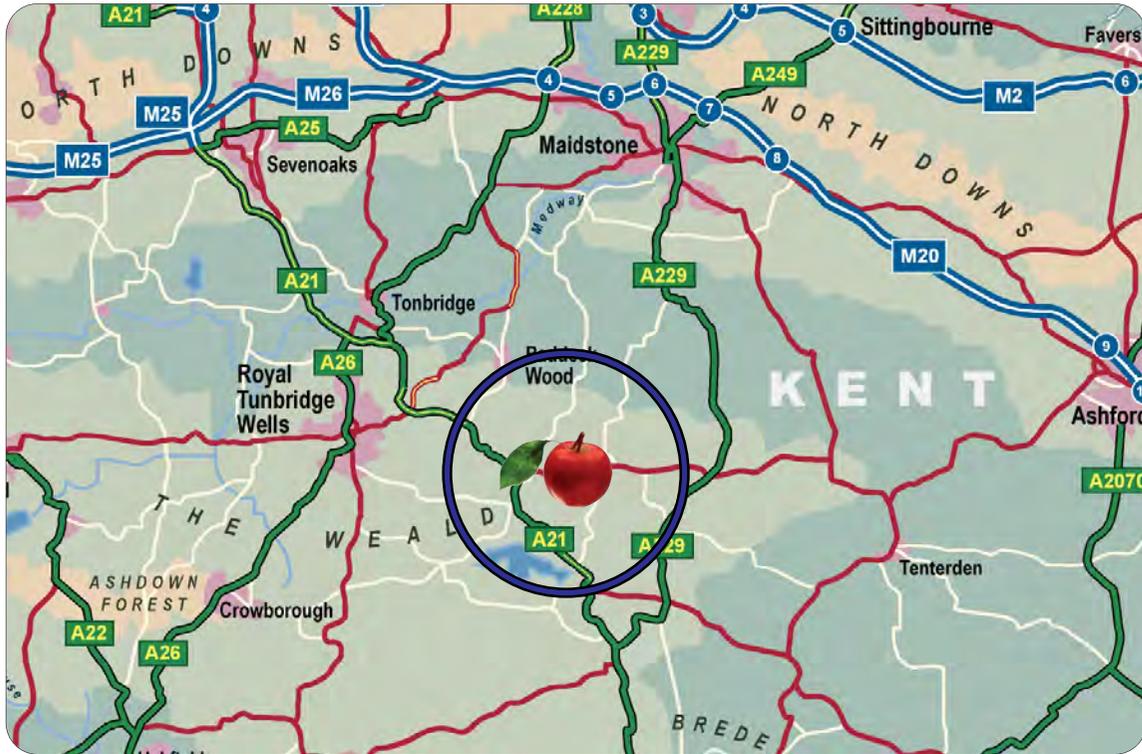
**6,557 sqft**

## Terms

To let £34,424 (**£5.25 psf**) as a whole (May let subdivided at £6 psf) pa plus VAT subject to contract. Rates Payable 2017/18: £17,246 (Rateable Value £36,005)



**6,557 sqft**




**CORE**  
 COMMERCIAL  
**01892 834483**  
[www.CoreCommercial.co.uk](http://www.CoreCommercial.co.uk)

**David Marriott**  
 David@CoreCommercial.co.uk  
**Neil Mason**  
 Neil@CoreCommercial.co.uk  
**Stephen Smith**  
 Stephen@CoreCommercial.co.uk

Core Commercial Limited, Unit 11 Offices, Dana Estate  
 Transfesa Road, Paddock Wood, Kent TN12 6UT

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.