

Trade Factory & Yard To Let

CORE
COMMERCIAL
01892 834483



2, Station Road **EDENBRIDGE** Kent TN8 6EG

Location

Edenbridge lies 9 Miles from junction 9 of M25 via A25 and B2026. The property fronts Station Road (B2026) 300 yards south of Edenbridge railway station.

Description

A detached steel portal framed industrial unit with two storey offices to the front. Eaves 16ft (5m). Roller shutter doors to the front & rear. Warehouse lighting. 3 phase power. Offices have suspended ceilings, recessed lighting, carpeting, hot water radiators, air conditioning, WCs and kitchen. Potential for Trade, Retail & Leisure uses.

Main workshop	5,962
Ground offices / store	3,617
First Offices / store	3,137
Total	12,716 sqft

Mezzanine floor 2,158 sqft.
Site area **26,000 sqft** 0.6 acre.
Adjoining yard of **19,000 sqft** (0.4 acre).

Terms

To Let as a whole at **£150,000** plus vat.
£7.50 per sqft on building and £3.00 per sqft on adjoining yard. Rates payable 2019/20 £35,532 (Rateable Value £70,500).

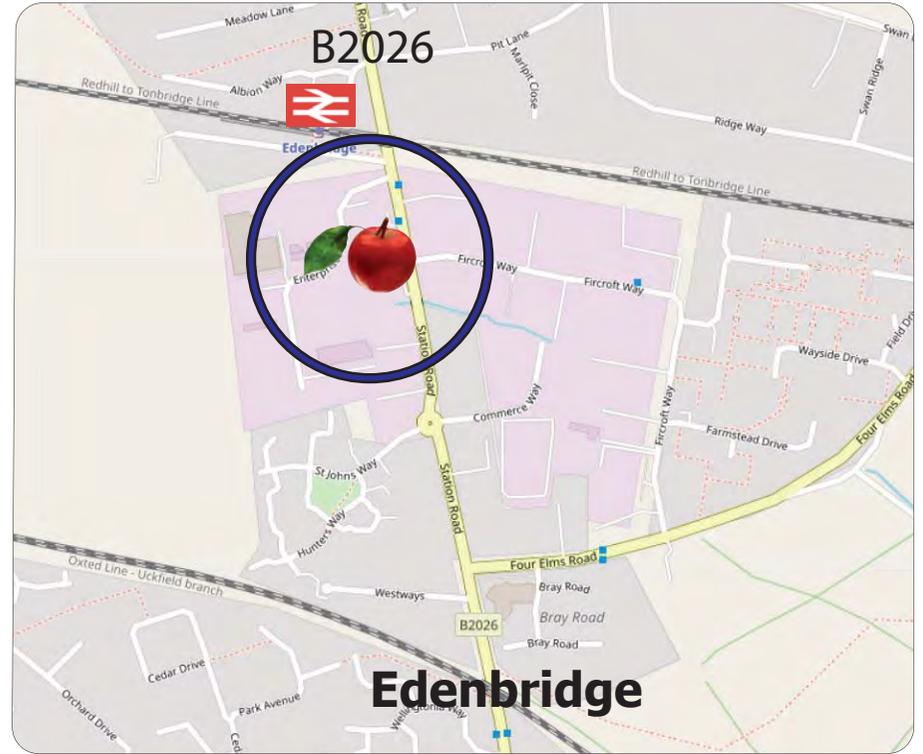
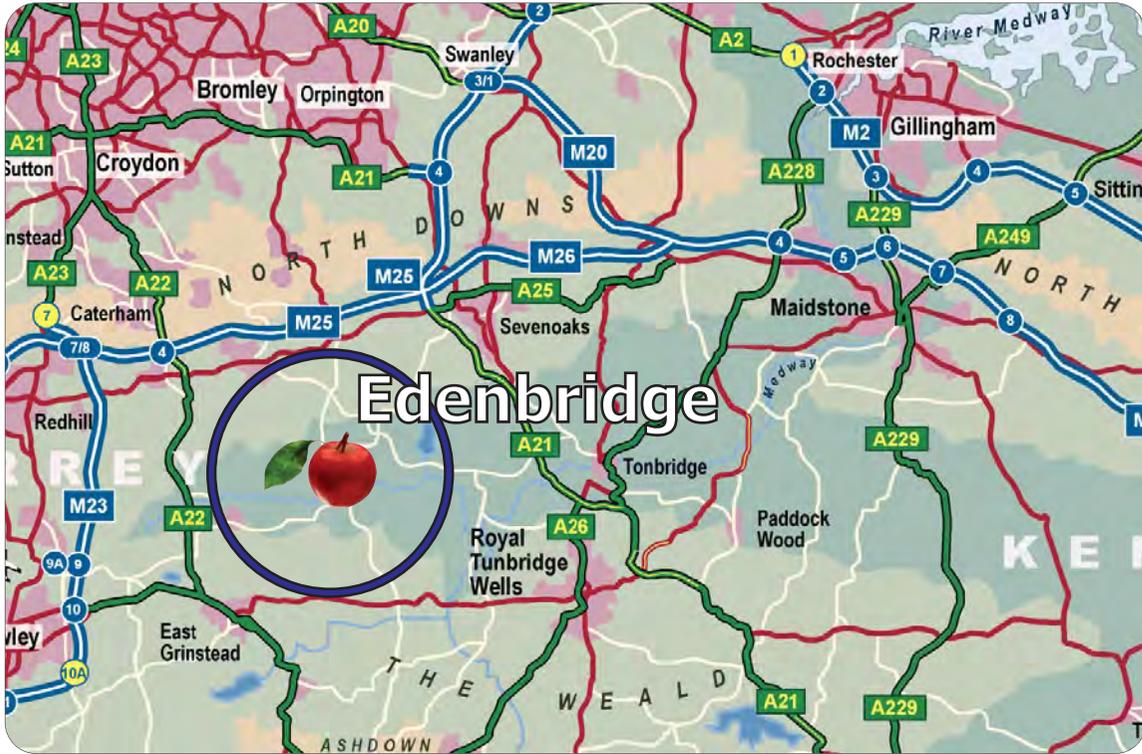
Potential for Trade, Retail & Leisure uses



home bargains

GREGGS

12,700 sqft
1 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.



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Not to scale.

