

Business Unit To Let or For Sale

CORE
COMMERCIAL
01892 834483



**Unit F, Pyser Optics
Fircroft Way**

EDENBRIDGE
Kent TN8 6HA

Location

Edenbridge lies 9 Miles from junction 9 of M25 via A25 and B2026. The property lies north of the town 200 yards from Edenbridge railway station and opposite the new trade development anchored by Lidl.

Description

A detached building with two storey offices to front with single storey warehouse to rear. Gas fired heating. Double glazed windows. Raised floors. Suspended ceiling with recessed lights. Kitchen. Lined warehouse roof with roof lights. 3 phase power. Secure yard to rear. **40 car parking spaces.**

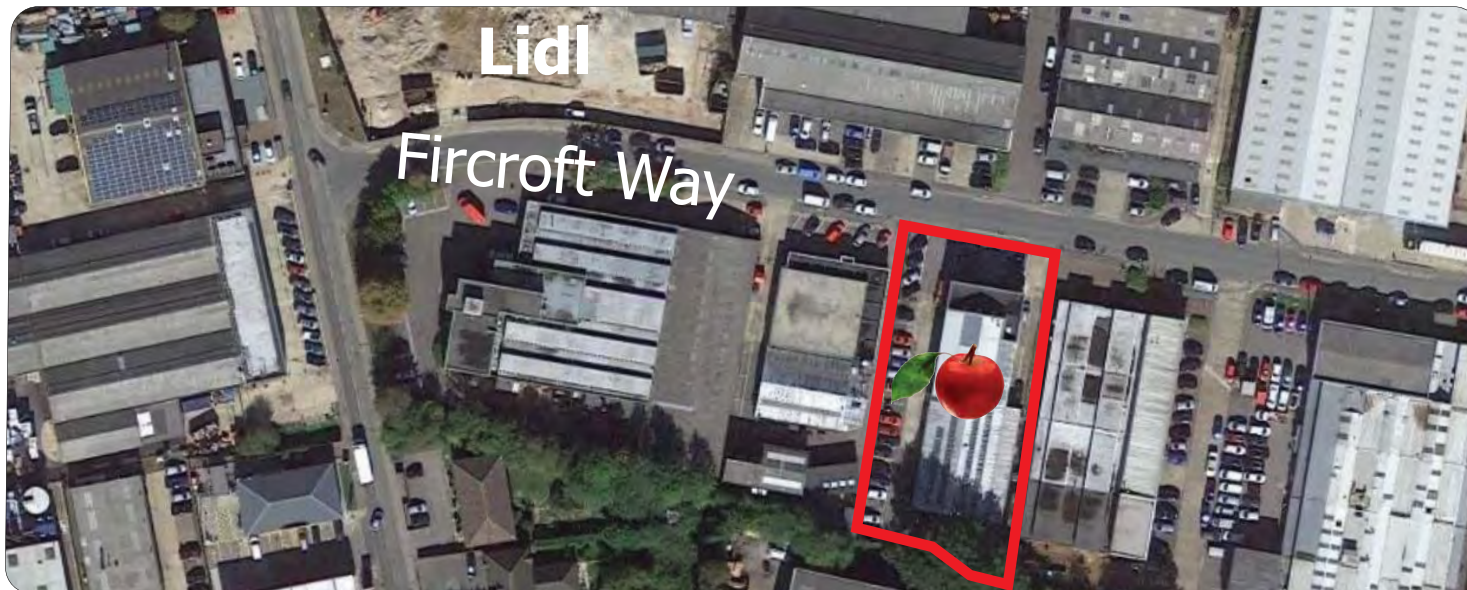
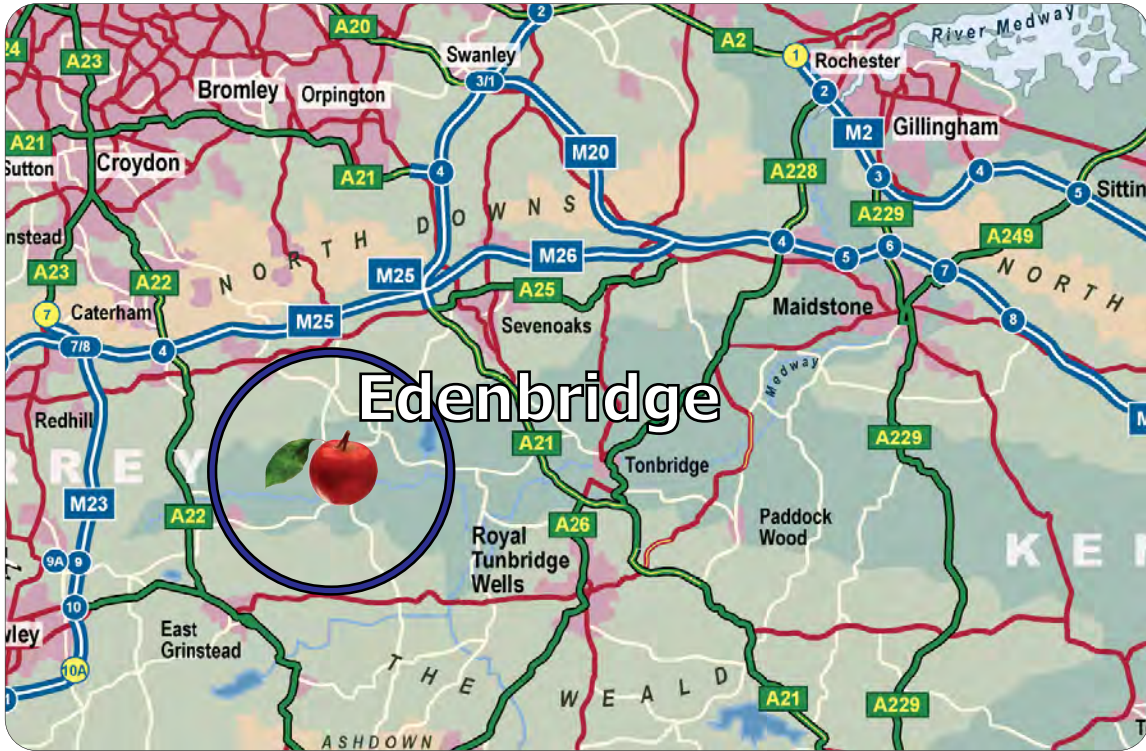
Offices Ground	3,860
First	3,845
Warehouse	4,769
Total	12,474 sqft
Mezzanine	2,320 sqft

Terms

To let at **£85,000** or for sale freehold **£1,075,000** plus vat. Rates payable 2019/20 £26,712 (Rateable Value £53,000).



12,474 sqft
40 Parking Spaces



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