

# 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	<b>12,474 sqft</b>
Mezzanine	2,320 sqft

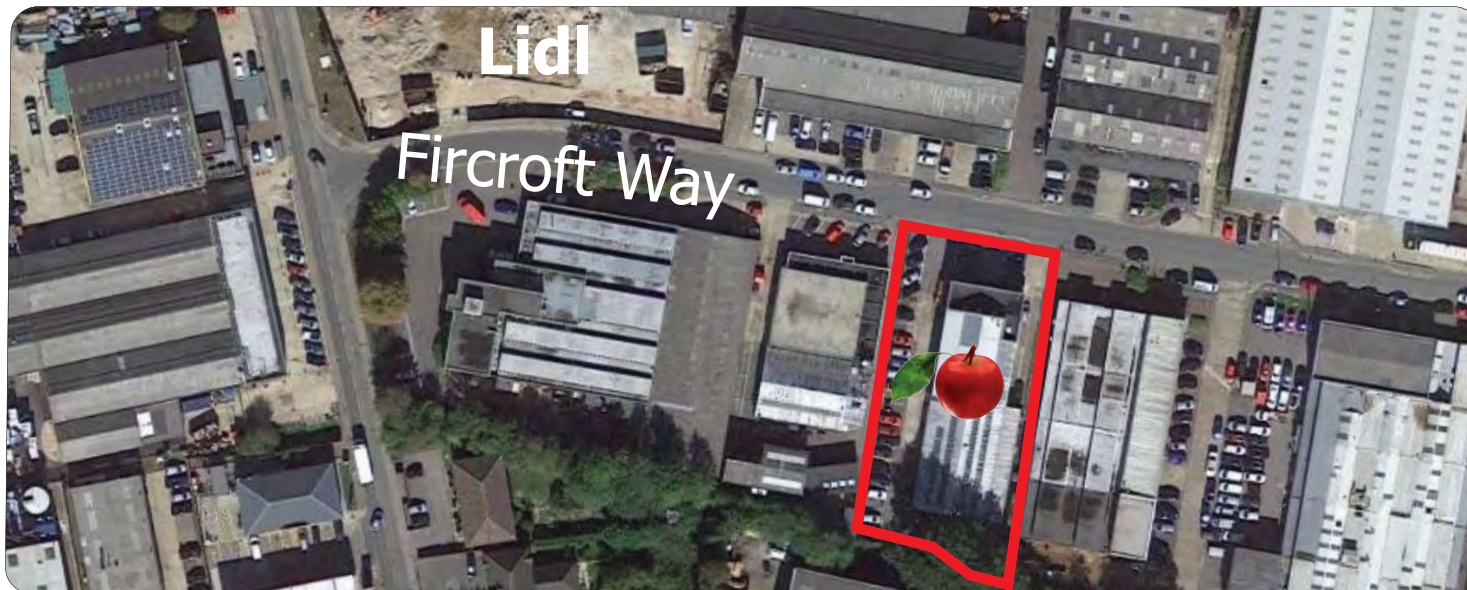
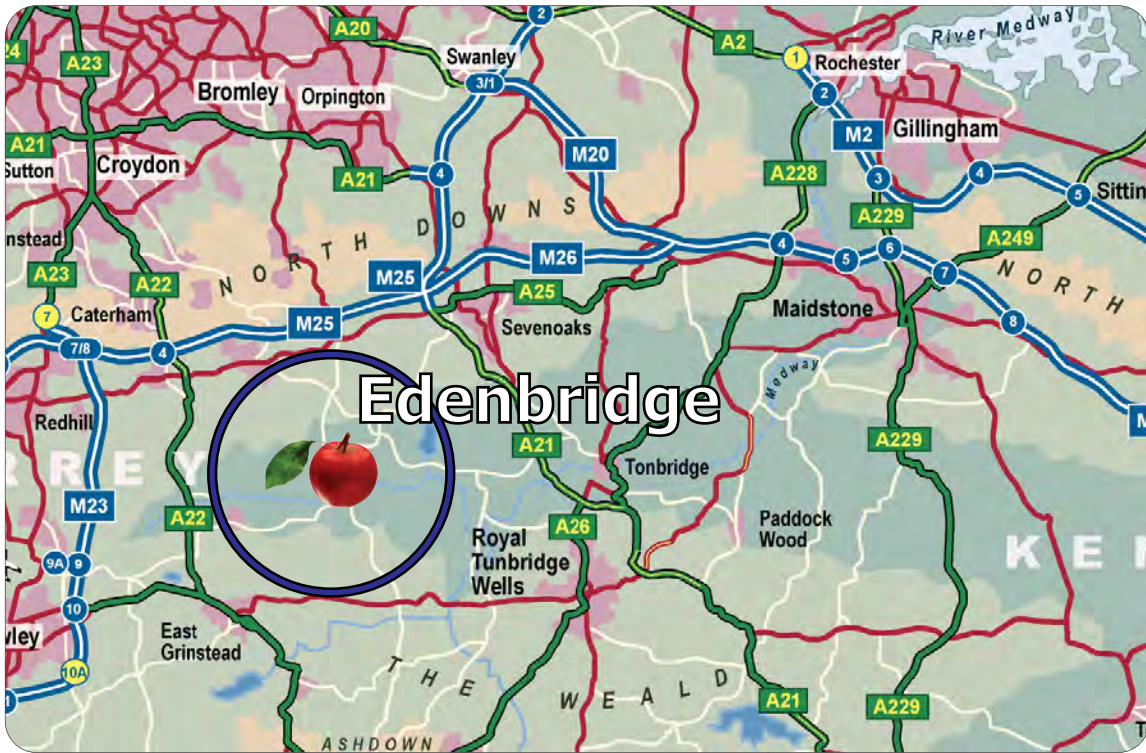
## Terms

To let at **£85,000** or for sale freehold **£1,075,000** plus vat. Business rates to be reassessed. Estimated rates payable 2019/20 £33,264 (Estimated Rateable Value £66,000).



**12,474 sqft**  
**40 Parking Spaces**





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