

# Workshop To Let

**CORE**  
COMMERCIAL  
01892 834483



## Unit 3, Spelmonden Estate **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

Functional workshop with 11 to 20 ft clear height. Lined roof with roof lights. Two sliding loading doors. Offices with carpeting, M&F toilets and kitchenette. B1 and B2 uses. Large concrete yard.

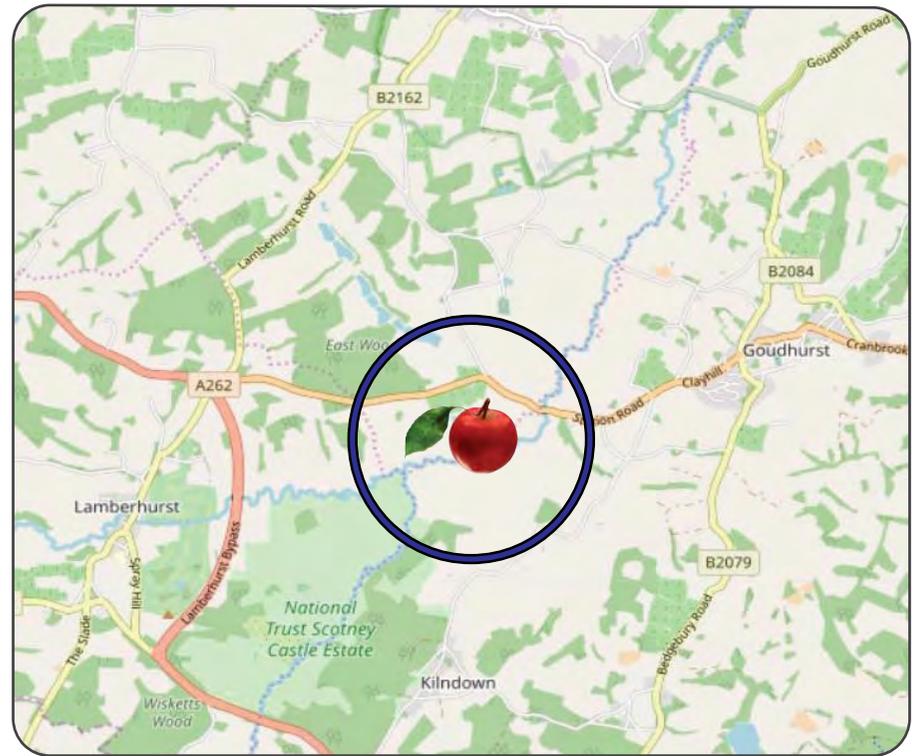
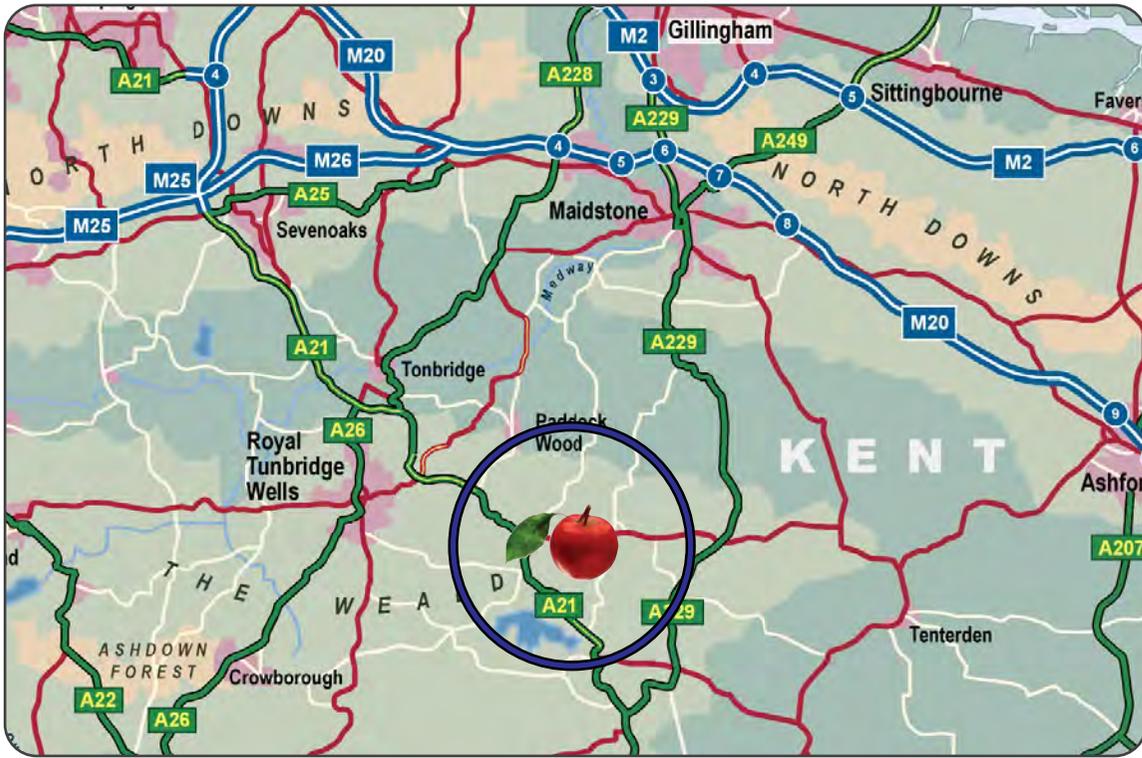
Ground works	2,715
First office	<u>730</u>
	<b>3,445 sqft</b>

### Terms

To let on a new lease direct from freeholder at **£22,400** pa (£6.50 per sqft) plus vat. Rates payable £7,979 pa for 2019/20 - (Rateable Value £16,250).



**3,445 sqft**




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