



graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



Unit 1, 1 Fircroft Way, Edenbridge TN8 6EL

TO LET: GROUND FLOOR END OF TERRACE SINGLE STOREY WORKSHOP - 9,198 SQ FT (854.51 SQ M)

LOCATION

Edenbridge is a busy town 9 miles South of J6 of the M25 close to the Kent/ Surrey border. The site is located to the North of Edenbridge Town Centre surrounded by industrial/commercial uses. A retail park comprising a Lidl, Home Bargains and Greggs is immediately adjacent.

Description

The property is a ground floor end of terrace single storey workshop. There is an excellent clearspan industrial space with a roller shutter to the front, welfare facilities and a small yard to the front benefitting from 3 parking spaces and loading.

Key Features

- Open plan accommodation
- 3 parking spaces & loading
- Roller shutter door
- Suitable for a variety of industrial/workshop uses

Accommodation

The approximate gross internal floor area is 9,198 sq ft (854.51 sq m)

Lease

A new, effectively full repairing and insuring lease for a term to be agreed.

Rent

£84,000 per annum exclusive

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

EPC

Rating B - 48

Business Rates

To be re-assessed.

Interested parties are advised to contact Sevenoaks District Council Tel: 01732 227000 or www.sevenoaks.gov.uk to verify this information.

VAT

VAT will be payable on the terms quoted.

Legal Fees

Each party to bear their own legal costs involved in the transaction.

AML

The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



Alex Roberts

01293 401040
07795 212798
roberts@graves-jenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



CRAWLEY OFFICE
5 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD