

INDUSTRIAL

BUSINESS SPACE AGENCY



TO LET







UNIT 2, VINCENT HOUSE, FIRCROFT WAY, EDENBRIDGE, KENT TN8 6EJ

INDUSTRIAL / WAREHOUSE UNIT OF 8,886 SQ FT

- 3 PHASE POWER
- ROLLER SHUTTER DOOR
- MINIMUM EAVES HEIGHT OF 5M
- NEAR BY OCCUPIERS INCLUDE EASISTORE, JAQUES SPORTS AND GAMES, TEMPLE KINGHT PLC.

LOCATION

The Unit is situated off Fircroft Way on a well-established Industrial Estate which lies off Station Road to the north of Edenbridge Town centre and a 3 minute walk to Edenbridge main line train station.

The estate is situated approximately 6 miles from junction 6 of the M25 and 6 miles to the A22 with links to the south.

DESCRIPTION

The property comprises an attached industrial/warehouse unit of blockwork and frame construction set beneath a corrugated asbestos roof. The warehouse area is served by a 4m high roller shutter door and has a minimum internal eaves height of 5m.

To the front of the property is a reception area and WC facilities.

To the front of the property is a loading and service yard that is shared with adjoining units along with allocated parking spaces.



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ACCOMMODATION

The property has the following gross internal areas:

	SQFI	SQ M
UNIT 2	8,886	825.5
TOTAL	8.886	825.5

TERMS

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£50,000 per annum exclusive.

RATEABLE VALUE

The property is currently assessed for business rate as follows:

Warehouse & Premises £44,250 (2017)

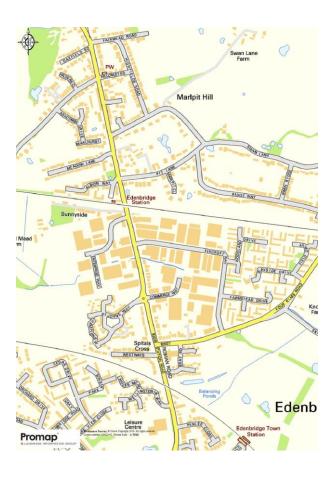
Interested parties are advised to contact Sevenoaks Council in regard to exact rates payable.

VAT

VAT is applicable.

SERVICE CHARGE

An estate charge is applicable – more information upon request



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been requested, and will be shortly available.

CONTACT

For further details on these and many other available properties please contact:



LEAD AGENT: Andrew Hughes 020 3141 3622 a.hughes@glenny.co.uk



Richard Clements 020 8304 4911 r.clements@glenny.co.uk **SOUTH EAST LONDON & KENT 01322 524860**

21 Bourne Road, Bexley Kent DA5 1LW

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