

# INDUSTRIAL

**BUSINESS  
SPACE  
AGENCY****TO LET**

## UNIT 2, VINCENT HOUSE, FIRCCROFT 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.

**WELL PLACED****PROPERTY ADVISORS**

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#### ACCOMMODATION

The property has the following gross internal areas:

	SQ FT	SQ M
<b>UNIT 2</b>	8,886	825.5
<b>TOTAL</b>	<b>8,886</b>	<b>825.5</b>

#### 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:



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