

INDUSTRIAL

BUSINESS
SPACE
AGENCY



TO LET



UNIT 1, VINCENT HOUSE, FIRCCROFT WAY, EDENBRIDGE, KENT TN8 6EJ

INDUSTRIAL / WAREHOUSE UNIT OF 15,625 SQ FT INCLUDING OFFICES OF 4,100 SQ FT

- 3 PHASE POWER
- TWO STOREY OFFICE
- 2 ROLLER SHUTTER DOORS
- FLEXIBLE OFFICE CONTENT
- MINIMUM EAVES OF 5.6m RISING TO 8.4m
- NEAR BY OCCUPIERS INCLUDE EASISTORE, JAQUES SPORTS AND GAMES, TEMPLE KNIGHT 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 two 4m high roller shutter doors and has a minimum internal eaves height of 5.6m rising to 8.4m.

To the front of the property is a reception area and office arranged over ground and first floor. There is a further office accommodation at the rear of the building over two floors at first floor level.

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
Ground Floor	11,525	1,070.7
Offices	4,100	380.9
TOTAL	15,625	1,451.6

TERMS

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

RENT

£90,000 per annum exclusive.

RATEABLE VALUE

The property is currently assessed for business rate as follows:

Warehouse & Premises £74,000 (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:
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