

# OFFICE

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

## UNIT 1, NORTON HOUSE, FIRCroFT WAY, EDENBRIDGE, KENT TN8 6EL

### OFFICE / WORKSHOP UNIT WITH ROAD FRONTAGE OF 1,948 SQ FT

- AIR CONDITIONING
- KITCHEN FACILITIES
- SUSPENDED CEILINGS
- 10 PARKING SPACES
- MALE & FEMALE WC's

### LOCATION

The office / workshop 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 ground floor accommodation that has been separated into modular offices with separate reception area, meeting room and workshop and benefits from suspended ceilings, air-conditioning units, male and female WC and kitchen facilities.

Externally the office has an allocation of 10 car parking spaces to the front of the property.



## UNIT 1, NORTON HOUSE, FIRCCROFT WAY, EDENBRIDGE, KENT TN8 6EL

### OFFICE / WORKSHOP UNIT WITH ROAD FRONTAGE OF 1,948 SQ FT

#### ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice, on a gross internal area basis as follows:

	SQ FT	SQ M
<b>UNIT 1</b>	1,948	180.96
<b>TOTAL</b>	<b>1,948</b>	<b>180.96</b>

#### TERMS

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a rent of £22,500 per annum exclusive.

#### RATEABLE VALUE

The property is currently assessed for business rates as follows:

Offices and premises £16,750

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

#### VAT

All rents and service charges are subject to VAT at the prevailing rate.

#### SERVICE CHARGE

Service charge is payable for maintenance of common parts on the Estate.– more information upon request.



#### ENERGY PERFORMANCE CERTIFICATE

UNIT 1 0980-0334-6769-0499-4096 E-117

## 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



**Will Thomson**  
020 3141 3625  
w.thomson@glenny.co.uk

**SOUTH EAST LONDON & KENT 01322 524860**  
21 Bourne Road, Bexley  
Kent DA5 1LW

AK010911 04 November 2019

Misrepresentation Act 1967 Glenny LLP for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

1. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Glenny LLP has any authority to make or give representation or warranty whatsoever in relation to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. Maps are reproduced under © Crown Copyright 2010. All Rights reserved.

Licence number 100020449.



ARCHITECTURE



ASSET & PROPERTY  
MANAGEMENT



BUILDING  
CONSULTANCY



BUSINESS  
SPACE AGENCY



INVESTMENT



PROFESSIONAL  
SERVICES



RESIDENTIAL  
DEVELOPMENT



REGENERATION &  
INFRASTRUCTURE



RESEARCH