

## **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.



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#### **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
UNIT 1	1,948	180.96
TOTAL	1,948	180.96

#### **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

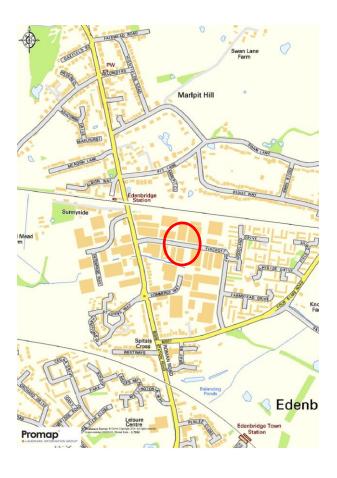
Interested parties are advised to contact Sevenoaks Council in regard to exact rates payable.

#### **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:



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