



Refurbished Warehouse and Office Space – For Sale or To Let

LOCATION

Edenbridge is an historic market town, situated c. 20 miles south of London with a population of approximately 8,000 people.

The town offers excellent transport links, with the M25 to the north and two train stations in the town providing services to London Victoria and London Bridge. Edenbridge is bordered by the larger towns of East Grinstead, Tonbridge and Tunbridge Wells.

The property is in the north of the town, three minutes walk from Edenbridge station in an area that provides a mix of retail and leisure facilities. The subject property is newly refurbished to a high standard and consists of extensive warehousing, offices and storerooms with a floor plan that allows for a flexible workspace.

ACCOMMODATION

The unit is arranged over two floors with the following approximate areas:

Warehouse	619.2 sq m	6,664.8 sq ft
Offices	230.0 sq m	2,,475.7 sq ft
Storerooms		
Kitchen and Staffroom		
WC		
Total NIA	1,019.7	10,976 sq ft

The property benefits from air conditioning and 19 car parking spaces.

TERMS

The property is available by way of a new effectively full repairing and insuring lease, subject to five yearly upward only rent reviews. Rent on application.

Alternatively our client will consider selling the freehold of the property. Price on application.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C. A copy of the EPC is available upon request.

RATES

The property is rated under two Rateable Values: £35,500 and £20,500.

The rate in the £ (2022/23) is 49.9p for properties with a rateable value below £51,000 and 51.2p for those with a rateable value of £51,000 or more.

Prospective occupiers should make their own enquiries to verify this information.

LEGAL COSTS

Each party is responsible for their own costs incurred in a transaction.

CONTACT

For further information or to arrange an inspection of the property please contact agents:-

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Subject to Contract and Exclusive of VAT (if applicable).

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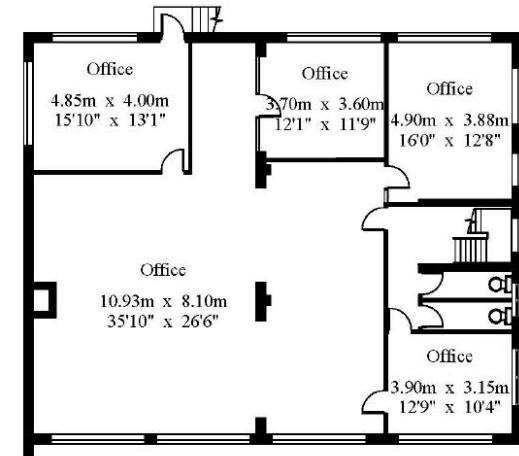


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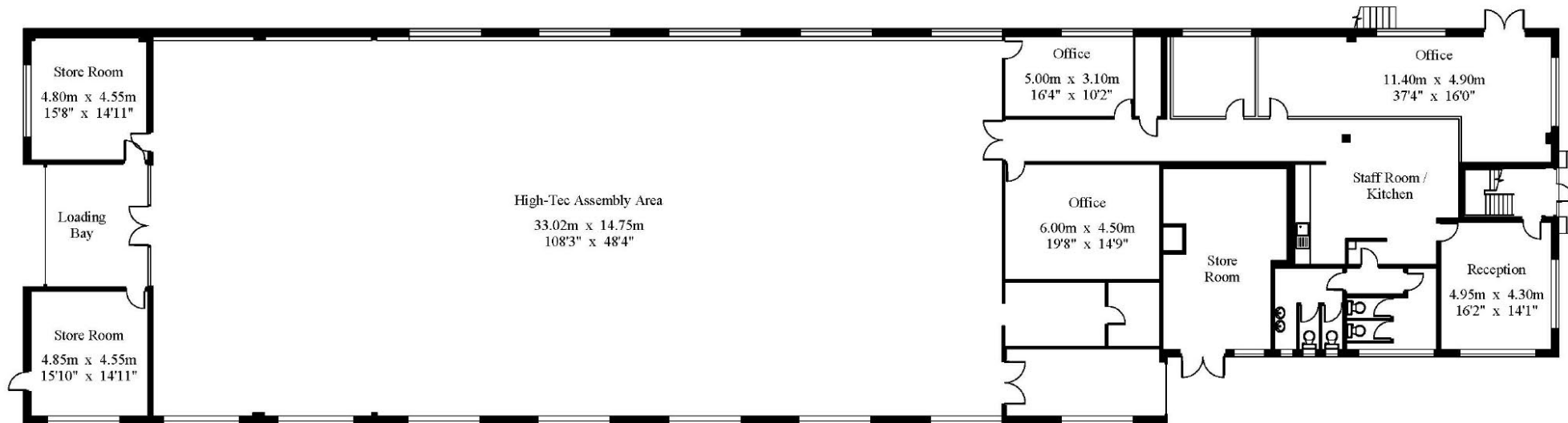
PLAN

Mercury House

Gross Internal Area : 1019.7 sq.m (10976 sq.ft.)



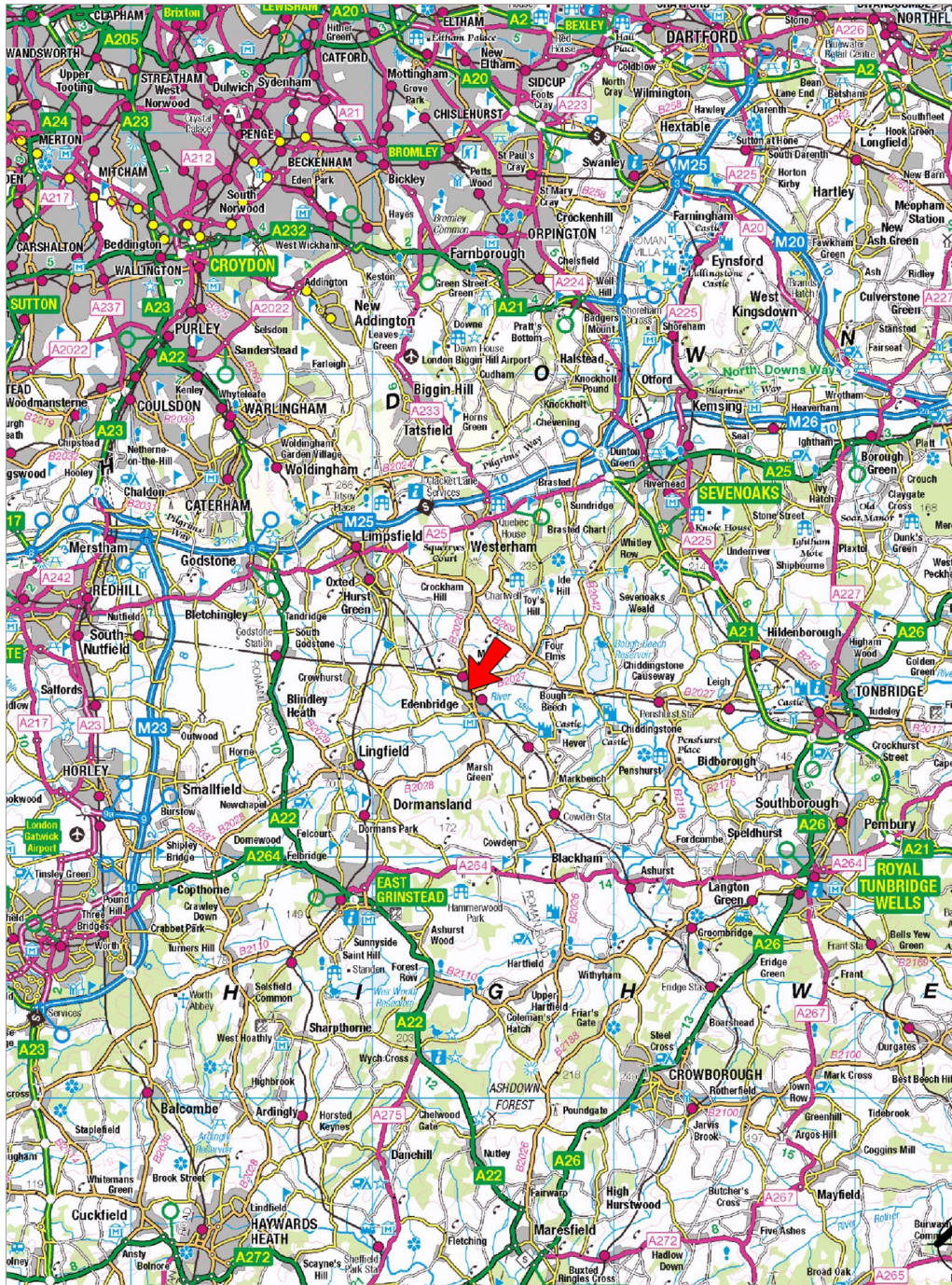
First Floor



Ground Floor



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