

Unit 2, Edenbridge Trade Centre, Hever Road,  
Edenbridge, TN8 5EA  
Mezzanine Storage with Office Accommodation

**TO LET**



- First floor mezzanine storage and office accommodation in popular trading centre
- Excellent location within walking distance of Edenbridge Town Centre
- Up to 2,874 sq.ft (267 sq.m) available
- Allocated parking with over flow car park nearby if required
- Rent £15,000 per annum exclusive

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## Location

The premises are located within the popular Edenbridge Trade Centre on the Hever Road, just outside Edenbridge town centre. The property benefits from good road and rail links with Edenbridge Train Station just 1 mile to north and the A22 5 miles to the west.

## Description & Accommodation

Open plan mezzanine storage within a mid-terrace industrial unit. The premises also benefit from a ground floor area currently configured to provide an office and storage area, although this could be opened up if required. The ground floor also contains a kitchenette as well as male and female toilet facilities.

The mezzanine storage is currently access via an internal staircase although interested parties should note that the landlord may be willing to install a goods lift to facilitate the loading of larger items. The occupier will have use of two / three parking spaces in front of the unit, although an over flow car park is located nearby if required.

The premises have the following gross internal floor areas:

GF Storage/ Office	539 sq.ft	50.07 sq.m
First Floor Storage	<u>2,335 sq.ft</u>	<u>216.92 sq.m</u>
Total	2,874 sq.ft	267.00 sq.m

Outside Parking for up to 3 cars + overflow car park

## Terms

The premises are available on a new internal repairing and insuring lease at an initial rent of £15,000 per annum for a term to be agreed. Interested parties should note that the landlord maybe willing to occupy the mezzanine themselves and rent out the ground floor.

## Subject to Contract

## VAT

We understand that VAT is applicable to the rent

## Costs

Each party is to pay their own fees in relation to the new lease.

## EPC

D90

## Business Rates

Awaiting re-assessment

## Viewings

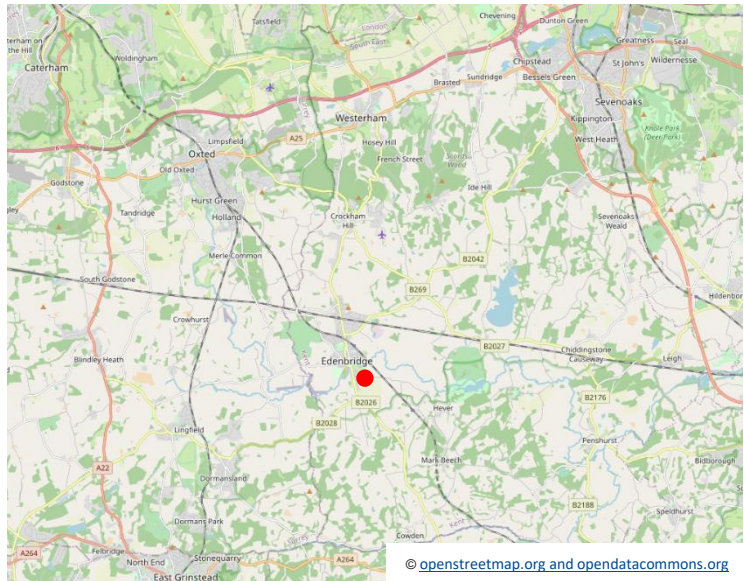
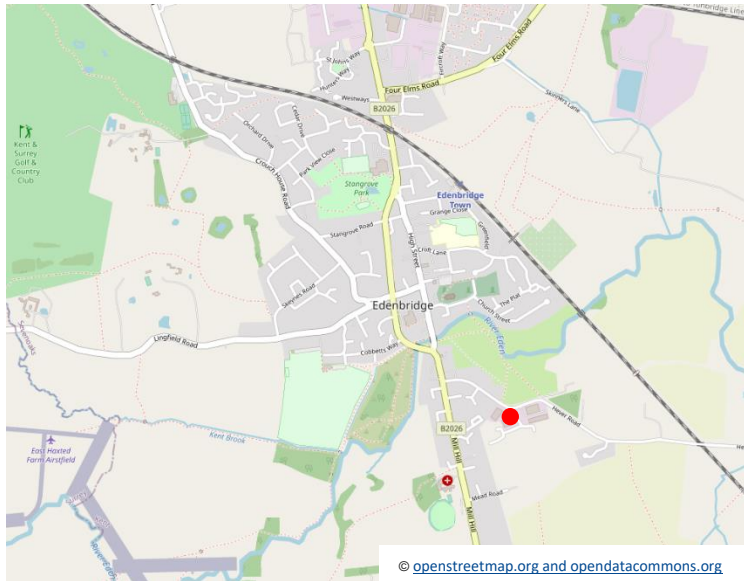
Strictly by appointment with White and Sons:

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**Sylvia Stone** – Tel: 01306 743344

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These particulars are not a statement of fact and are for guidance only. All measurements are approximate. Please note that we have not tested equipment, appliances and services. Interested applicants are advised to commission appropriate investigations before formulating their offer to purchase.