

# Warsop Trading Estate

Hever Road Edenbridge TN8 5LD

Warehouse | 3,946 ft<sup>2</sup>



Suitable for classes B1, B2, B8 & E



Electric car charging points



On-site parking



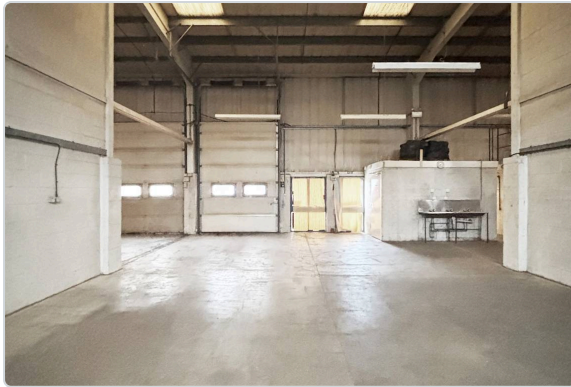
Brand new LED lighting



Fast access to M25

Available to Let





## Description

A terraced industrial/warehouse unit of steel portal frame construction with part brick, part profile clad elevations under a pitched profile clad roof with inset translucent light panels.

## Location

The property is situated just off the Hever Road, approximately 1/4 mile to the south of Edenbridge town centre. The mainline railway stations of Edenbridge and Edenbridge Town provide access to central London, Tonbridge and Redhill respectively. Access to the national motorway network is available at Junction 6 of the M25, situated about 10 miles to the north, or Junction 5, approximately 8 miles to the north east.

## Further information

EPC  
C

### Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

### Terms

Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 21	Warehouse	3,946	Immediately	2,840
Total		3,946		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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