

STORAGE/INDUSTRIAL/OFFICE
TO LET

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 **Unit 4 Juniper Place**
Fircroft Way, Edenbridge, Kent, TN8 6EL



**STORAGE/INDUSTRIAL/OFFICE
PREMISES
TO LET**

- Large open plan warehouse.
- Refurbished first floor office.
- Parking
- Good transport links.
- Close proximity to main line stations.

Viewing by appointment

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Unit 4 Juniper Place Fircroft Way, Edenbridge, Kent, TN8 6EL

Location

The property is located on the Fircroft Way Industrial Estate close to Edenbridge Town Centre.

The main road to Edenbridge (B2027) is located nearby giving excellent transport links to the A25 to the north and the A264 to the South. Train links are available at Edenbridge Station and Edenbridge Town Station giving access to London and Gatwick Airport.

Description/Accommodation

The warehouse/industrial element forms part of a purpose built set of industrial buildings in a gated yard. The warehouse space is approximately 10,973 sq ft with two large electric roller shutter doors as well as two personnel doors. There are wc's and a small office within the warehouse. The door height is approximately 3.34m, the eaves height is 3.78 m. The warehouse benefits from three phase power as well as overhead fluorescent lighting.

The office space is located within a separate building on the first floor and accessed via a shared entrance. The office space has been recently refurbished and is presented in a very good condition with the benefit of a dedicated kitchen as well as male and female wc's. The offices also have the benefit of a separate meeting room, three individual offices and a large open plan office area. There are LED overhead lighting panels and gas fired central heating.

Internal Area

Net internal areas as follows:

Office space	120.21 sq m	1,294 sq ft
Warehouse	1,019.46 sq m	10,973 sq ft (Gross internal area)

Terms

The premises are available by way of an Assignment of an existing Lease dated January 2023 for five and a half years. There are approximately 3 years remaining. The current passing rent is £110,000 per annum which increases to £115,00 pa in the next year and the year after increases to £120,000 per annum.

It is possible that the office and warehouse could be available separately. Please enquire for more information.

The property could be available on a new lease, subject to Landlords consent.

Rental incentives are available, please enquire for further information.

Business Rates

According to the Government website the Rateable Value of the Warehouse is £66,000. The UBR for 2025/6 is 54.6p in the £. The Rateable Value of the Office is to be confirmed.

Legal costs

Each Party to bear their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating for the Warehouse is D (78).



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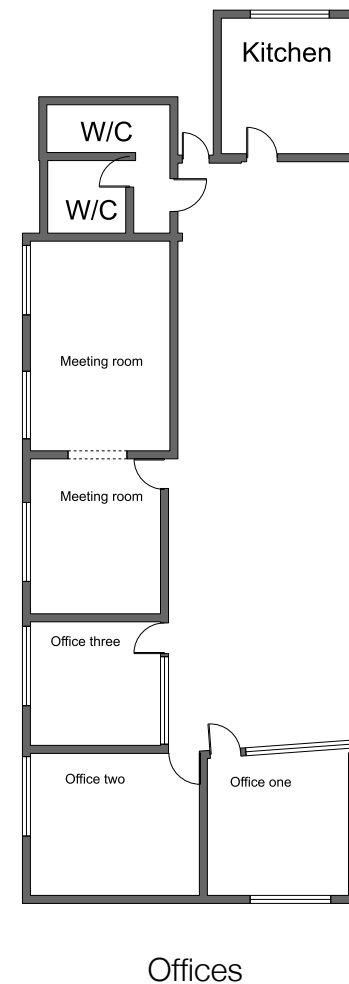
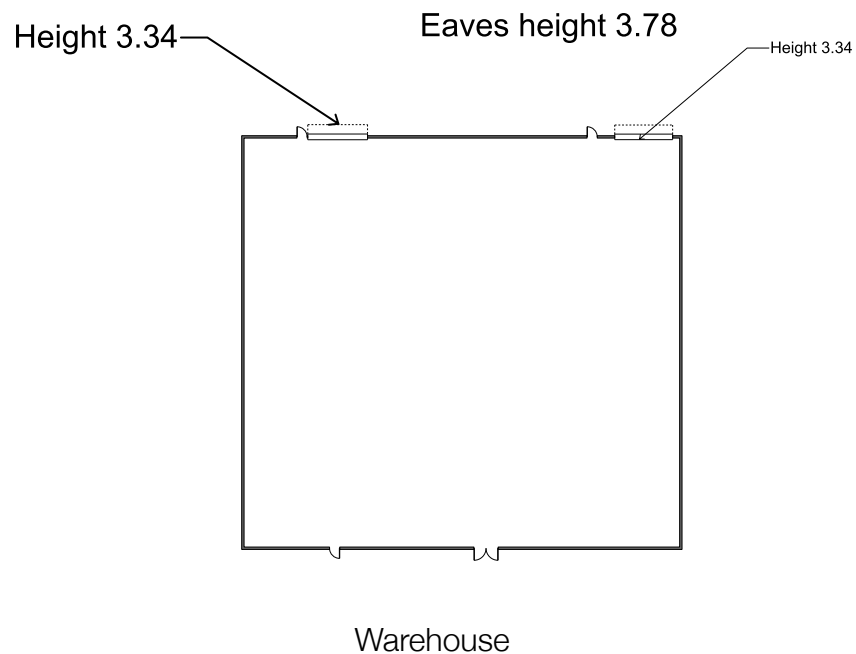


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Plans:

These plans are not to scale and for illustrative purposes only.

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