

E Class Office
TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **Unit 5B Fircroft Business Estate**
Fircroft Way, Edenbridge, Kent, TN8 6EN



**OFFICE
USE CLASS E
TO LET**

- Fully Air Conditioned
- Internal office/meeting rooms
- 3 Dedicated parking spaces
- Fitted Kitchenette
- Dedicated WC's

Viewing by appointment

G&P Property
31 Station Road West
Oxted
Surrey. RH8 9EE

01883 723888

info@gpcommercial.co.uk

Nick Payne MRICS
nickp@gpcommercial.co.uk
David Sutton BA (Hons)
davids@gpcommercial.co.uk



Unit 5B Fircroft Business Estate

Fircroft Way, Edenbridge, Kent, TN8 6EN

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 property comprises a first floor primarily open plan office accessible via a dedicated ground floor entrance. The Wc's are located in the ground floor entrance lobby.

The office on the first floor benefits from a fully fitted kitchenette as well as four separate office/meeting rooms. There is also a good size open plan work space.

The property benefits from air conditioning throughout as well skirting height power and data cabling as well as electric heating, double glazing throughout and fluorescent lights.

Three dedicated parking spaces are available.

Use

The property falls under Use Class E and the therefore suitable for a variety of uses subject to Landlord's consent.

Internal Area

Net internal areas as follows:

First Floor	150 sq m	1614 sq ft
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Terms

The property is available to let on a new Lease for terms to be agreed at a rent of £18,500 per annum plus VAT (if applicable), Subject to Contract.

Business Rates

According to the Government website the Rateable Value is TBC. The UBR for 2024/5 is 49.9p in the £.

Legal costs

Each Party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating is C (62). More information available upon request.



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