



Unit B Stenmar Works

Commerce Way, Edenbridge, TN8 6ED

Industrial / Warehouse premises with good parking benefitting from ground and first floor office accommodation

8,000 to 19,011 sq ft
(743.22 to 1,766.18 sq m)

- Good on-site car parking
- Three phase electricity
- Full height loading door
- 5.5m to underside of haunch
- Male, female & disabled WCs
- WC & shower room to first floor
- Cellular offices to first floor
- Open plan office to ground floor
- Kitchen facilities

Unit B Stenmar Works, Commerce Way, Edenbridge, TN8 6ED

Summary

Available Size	8,000 to 19,011 sq ft
Rent	£10.00 per sq ft
Rates Payable	£3.39 per sq ft Interested parties are advised to make their own enquiries with the local authority.
Rateable Value	£118,000
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	C (67)

Location

The property is located to the north of Edenbridge town centre which provides a mix of retail and leisure facilities and is served by both Edenbridge town and Edenbridge railway stations which provide access to London Victoria, London Bridge as well as Tonbridge and Redhill and on towards Reading respectively.

Description

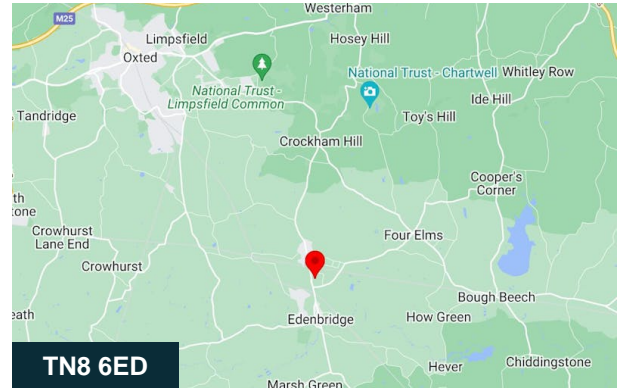
The property comprises a self-contained unit part of a larger stand-alone building that has been split to provide three properties and comprises a main warehouse / workshop facility with ancillary ground and first floor office accommodation. The unit benefits from external storage to the rear.

Accommodation

Name	sq ft	sq m	Availability
Ground	16,300	1,514.32	Coming Soon
Ground	1,378	128.02	Coming Soon
1st	1,333	123.84	Coming Soon
Total	19,011	1,766.18	

Terms

The property is available by way of a new lease direct from the landlord on terms to be agreed.



Viewing & Further Information



Robert Bradley-Smith

07469 854799

robert.bradley-smith@altusgroup.com



Harvey Arrowsmith

07525 210656

harvey.arrowsmith@altusgroup.com