



chartered surveyors  
and property consultants



**Unit 9 • Sham Farm • Eridge Park • (Tunbridge Wells) • East Sussex • TN3 9JA**

**Warehouse / Food Production Unit - To Let - 2430 sq ft (225.75 sq m)**





**chartered surveyors  
and property consultants**

## Location

Sham Farm is situated approximately 1 mile from the A26 (Tunbridge Wells to Crowborough road), at Eridge Green. This road links Eridge Green to Rotherfield.

Tunbridge Wells is approximately 3 miles distant to the north, with Crowborough being a similar distance to the south west.

## Description

Sham Farm comprises a mix of office, light industrial, and warehouse units. The subject property comprises a warehouse arranged over the ground floor (self-contained mezzanine floor separately leased) in a rural setting, and enjoys ample parking provision.

The premises comprises the entire ground floor with roller shutter door access.

The premises have a minimum floor to ceiling height of approximately 2.70 metres.

The unit is fully fitted for food production use, having been operated as a chocolate production facility in the past.

**\*\*Superfast Internet connectivity now available\*\***

*(Terms & Conditions on application)*

## Floor Area & Dimensions

Overall gross internal ground floor area – **2430 sq ft** (225.75 sq m)

Depth– 22.4 m

Width– 10.1 m

## Tenure

Leasehold

## Rent

**£14,000** per annum exclusive of all other outgoings.

## Terms

A new lease, on effective full repairing and insuring terms, is available by arrangement.

## Business Rates

Unit 9 is described as "Warehouse & Premises" and has a rateable value of £12,000.

Interested parties are advised to check the rates payable sum with the local authority directly.

## Service Charge

On application

## Legal Costs

Each party to be responsible for their own costs

## Important Note:

**Property Mis-descriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

**Subject to contract, availability and receipt of satisfactory references and accounts.  
A security deposit will be required**

Details Updated: 14/07/2017

## COMMERCIAL

**Contact Josh Olney  
or Julie Chalmers on**

**01892 552 500**

**joshua.olney@durlings.co.uk**

**julie.chalmers@durlings.co.uk**

**www.durlings.co.uk**

22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



**RICS**

The mark of  
property professionalism worldwide

Disclaimer: See Website