



Former FI Glass Premises • Station Road • Edenbridge • Kent TN8 6EB
Warehouses & Premises with Yard - For Sale - Commercial / Residential Development Potential
22,500 sq ft (2094 sq m) on 1.33-acre site (0.54 ha)

Indicative site plan

COMMERCIAL

Location

The North West Kent town of Edenbridge is located approximately 10 miles to the west of Tonbridge and approximately 8 miles north of East Grinstead. Access to the A22, via Lingfield, is approximately 5 miles to the west, and the A25 (Westerham), 5 miles to the north, which provides access to the A21 and M25 a further 3 miles to the east.

Main line rail services are provided from Edenbridge Town Station, to London Bridge, with a typical journey time of 45 minutes, this station is 965 metres distant. There also services from Edenbridge Station to London Victoria with a typical journey time of approximately 55 minutes, this station is within 400 metres for the property.

The subject property is located to the north of the centre of Edenbridge. Bellway have recently carried out a major residential development close by known as Oakley Park, on St Johns Way. There is also a new Lidl store recently opened close by, further to the north along Station Road.

Description

This property is prominently situated directly fronting Station Road, which directly serves Edenbridge train station.

The existing buildings are in a basic condition and suitable for either refurbishment or redevelopment, to include residential or a mixed-use scheme, all subject to obtaining the necessary consents.

There is approximately 22,500 sq ft (2093 sq m) in a range of buildings, and the entire site area extends to around 1.33 acres (0.54 ha) – source: - Promap. Interested parties are asked to verify these areas directly. The aerial photograph is indicative of the boundaries, and not to be relied upon.

Site Investigations

A phase 2 site investigation report was carried out in February 2018, subsequent to a Phase 1 report in January 2018.
Further details available on request.

Tenure

Freehold, with vacant possession.

Guide Price

Offers are being sought in excess of **£1.5 million**

Business Rates

The rateable value is £91,500.

Interested parties should contact Sevenoaks District council directly to establish the amount payable for the year – 01732 227000.

Viewings

By arrangement and accompanied.

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(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.

Details prepared: 10th January 2020



