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

Commercial Unit – To Let - 2430 sq ft (225.75 sq m) plus mezzanine – 500 sq ft (45.46 sq)



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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 southwest.

Description

Sham Farm comprises a mix of office, light industrial, and warehouse units. The subject property is arranged over the ground floor with a mezzanine above, in a rural setting, and enjoys ample parking provision. The premises has a minimum floor to ceiling height of approximately 2.70 metres. The mezzanine area comprises ancillary offices, WCS and storage.

****Superfast Internet connectivity available**** (Terms & Conditions on application)

Floor Areas and Dimensions

Ground

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

Depth– 22.4 m

Width – 10.1 m

Mezzanine

Approximately **500 sq ft** (46.45 sq m)

Tenure

Leasehold

Rent

£22,500 per annum exclusive of all other outgoing. VAT is applicable to the rent.

Terms

A new lease, on an effective full repairing and insuring basis, 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.

Additional Costs:

Maintenance : £1087 pa approx..

Insurance : £268 pa approx..

CCTV : £37.10 pa

ANPR : £37.10 pa

Legal Costs

Each party to be responsible for their own costs

Important Note:

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Subject to contract, availability and receipt of satisfactory references and accounts.

A security deposit will be required

Details Updated : 03.12.21

COMMERCIAL

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