



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

Food Production Unit - To Let - 2430 sq ft (225.75 sq m) plus mezzanine - 500 sq ft (45.46 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 southwest.

Description

Sham Farm comprises a mix of office, light industrial, and warehouse units. The subject property comprises a warehouse / production unit arranged over the ground floor with a full mezzanine above, in a rural setting, and enjoys ample parking provision.

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. The mezzanine area comprises ancillary offices, WCS and storage.

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

(Terms & Conditions on application)

Floor Area & 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 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:

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

COMMERCIAL

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