



chartered surveyors
and property consultants



Unit 8 Woodland Enterprise Centre • Hastings Road • Flimwell • East Sussex TN5 7PR
Light Industrial / Office Building – To Let – 1375 sq ft (127.68 sq m)



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Location

The Woodland Enterprise Centre is situated on edge of the village of Flimwell, on the west side of Hastings Road (A21) some 0.3 miles to the south of its junction with the A268, and 2.75 miles to the north of its junction with the A265. The former gives access to Hawkhurst, approximately 3 miles to the east, and the latter to Heathfield, 12 miles to the southwest. Tunbridge Wells is approximately 10 miles to the northwest, Maidstone and the M20 Motorway 15 miles to the north, Ashford 20 miles to the northeast and Hastings 15 miles to the south.

The closest main line train station is Etchingham being 4.3 miles distant, with a typical journey time to London of 1hr 10mins.

Description

The property forms part of an attractive woodland development constructed around 2004, arising out of an architectural competition, and has adopted contemporary and innovative timber design using locally sourced wood. All units have utilised, where possible, environmentally sustainable materials and construction methods.

The subject property has the following gross internal floor areas:

Ground: - 978 sq ft (90.83 sq m)

Mezzanine: - 397 sq ft (36.85 sq m)

Total: - **1375 sq ft** (127.68 sq m)

The space is largely open plan with partitioned WCs and a kitchen area. There is a small private courtyard to the rear and ample car parking to the front.

Lease Terms

A new lease is available by arrangement.

Rent

£12,000 per annum, exclusive of all other outgoings.

Business Rates

The rateable value is £5200 – Small Business Rates Relief will apply.

Service Charge

There is an estate charge commitment – details on application.

Viewing Arrangements:

Strictly by appointment through the letting agent's offices – contact: Julie Chalmers or Rupert Farrant – 01892 552500 or info@durlings.co.uk

Important Notes:

Subject to accounts & references - a rent deposit will be required.

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COMMERCIAL

**Contact Rupert Farrant
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