

durlings

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and property consultants



Dene Farm • Wadhurst Road • Mark Cross • East Sussex TN6 3PD

Showroom / Warehouse - To Let - 4012 sq ft

COMMERCIAL

Location

Dene Farm is situated between Mark Cross, to the west, and Wadhurst, to the east, directly off the B2100.

The Tunbridge Wells / Mayfield Road (A267) runs through Mark Cross, approximately 1.2 miles to the west and Wadhurst High Street is approximately 2.5 miles to the east.

The closest principal town is Tunbridge Wells, approximately 6.5 miles to the north.

Description

A modern purpose-built commercial building with retail / showroom use.

Suitable for a wide range of alternative uses – subject to planning approval., if required

This building is of modern steel portal frame construction with a minimum eaves' height of about 18 ft, allowing further sales area at mezzanine level.

Floor Areas

| | sq m | sq ft |
|---|--------|-------|
| Retail / Showroom (including mezzanine) - | 381.06 | 4102 |

Rent

£45,000 per annum, exclusive of all other outgoings

VAT may be applicable.

Terms

New lease available by arrangement.

Viewing Arrangements

Strictly by appointment.

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Important Note:

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

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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.

- **Subject to accounts & references**
- **A Rent Deposit will be required**





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