



Chartered surveyors
and property consultants



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 - 1000 sq ft (92.90 sq m) (to be verified)



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Location

Sham Farm is situated approximately 1 mile of 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 south west.

Description

Sham Farm comprises a mix of office, light industrial, and warehouse units in a rural setting, and enjoys ample parking provision.

Units 9 comprises the entire ground floor with roller shutter door access.

The premises have a minimum floor to ceiling height of approximately 2.70 metres.

In addition there is a full mezzanine level with both self-contained and integral access, comprising stores and offices.

The unit is fully fitted for food production use, having previously been operated as a chocolate productions facility.

Superfast Internet connectivity now available

Floor Area & Dimensions

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

PLUS Mezzanine of **1000 sq ft** (92.90 sq m) – to be verified

Depth– 22.4 m

Width – 10.1 m

Tenure

Leasehold

Rent

On application

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 £16,500.

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:

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

(i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

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

Details Prepared: 07/04/2015

COMMERCIAL

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