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PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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INCENTIVES AVAILABLE

FOR SALE OR TO LET

**MODERN INDUSTRIAL UNITS
3,752 SQ.FT.(348.5M²) and 3,788 SQ. FT. (351.9m²)**



**UNITS 8 & 9 EDENBRIDGE TRADING CENTRE
HEVER ROAD EDENBRIDGE KENT TN8 5EA**

LOCATION:

The Units are located on an established trading estate on Hever Road which lies to the south of Edenbridge town centre. The B2026 which runs through Edenbridge provides access to the A25 Westerham Road and the A22 which links to Junction 6 of the M25 London Orbital Motorway (approximately 8 miles to the north). Edenbridge Railway Station is approximately 1 mile to the north of the Trading Centre.

DESCRIPTION:

The Units comprise two adjacent units, a mid-terrace and an end of terrace unit on a modern business estate. The Units are of steel portal frame construction with part brick and part profile clad elevations under a pitched insulated roof with integral roof lights. The Units benefit from an eaves height of approx. 5 metres (17ft), roller shutter doors to the front, lighting, gas heating and three phase electricity. The offices form an integral part of each building at first floor level and both units benefit from category 2 lighting, carpeting and separate wc's.

There are designated parking spaces and loading facilities to the front of the Unit.

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

ACCOMMODATION: (with approximate dimensions and floor areas)

Private Forecourts with designated car parking and loading facilities.

UNIT 8

Ground Floor: 3,463 sq. ft. (321.7m²)

First Floor: 325 sq. ft. (30.2m²)

TOTAL FLOOR AREA: 3,788 SQ.FT. (351.9M²)

UNIT 9

Ground Floor: 3,427 sq.ft. (318.3m²)

325 sq.ft. (30.2m²)

TOTAL FLOOR AREA: 3,752SQ.FT. (348.5M²)

AMENITIES:

- **Eaves height 5m (16'5")**
- **3 Phase electricity supply**
- **Separate male and female Wc's**
- **Full height roller shutter doors**
- **Mechanical & Electrical Installation Test Certificates available.**

TERMS/RENT:

The Units are available separately or combined and are to be let upon a full repairing and insuring Lease(s) at terms to be agreed. Each Unit is to be let at a rental of **£24,000 per annum exclusive.**

Alternatively

VIRTUAL FREEHOLD: UNIT 8: **£310,000 (Balance of 999 year Lease)**

UNIT 9: **£315,000 (Balance of 999 year Lease)**

We are advised by our Clients that the Lease contains an option to permit the purchase of the Freehold interest at an agreed date in the future (full details awaited)

BUSINESS RATES:

We understand from a verbal enquiry of the Sevenoaks District Council that the annual rates payable upon these premises is as follows:-

UNIT 8: **£11,276.25 (2009/2010 Assessment)**

UNIT 9: **£11,276.25 (2009/2010 Assessment)**

Interested parties are ***strongly*** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS:

In the case of a letting the ingoing tenant is to be responsible for the payment of both parties legal fees. In the event of a freehold sale each party is to be responsible for the payment of their own legal fees.

VAT:

We are advised by our clients that VAT ***will*** be payable upon the price agreed under current legislation.

VIEWING:

STRICTLY by arrangement with the Owners Joint Agents.

LINAYS COMMERCIAL Tel: 01689 875511

BRACKETTS Tel: 01732 350503

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

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