



## Unit 6 Juniper Business Park

Fircroft Way, Edenbridge, TN8 6EL

**INITIAL RENT OF £7.50 PSF FOR FIRST THREE YEARS**

**Mid-terraced industrial /  
warehouse unit on an  
established estate close to  
Edenbridge Town Centre**

**4,174 sq ft**  
(387.78 sq m)

- RENT OF £7.50 PSF FOR FIRST THREE YEARS
- Fenced and gated site
- LED lighting
- 3 phase electricity
- Internal height of 4.76m
- 3m high x 4m wide loading door
- First floor offices
- On-site parking

## Summary

<b>Available Size</b>	4,174 sq ft
<b>Rent</b>	Initial Rent from £7.50 per sq ft
<b>Rates Payable</b>	£3.71 per sq ft 2026 / 2027 figure. Interested parties should make their own enquiries with the local authority
<b>Rateable Value</b>	£35,000
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	TBC
<b>EPC Rating</b>	B (50)

## Description

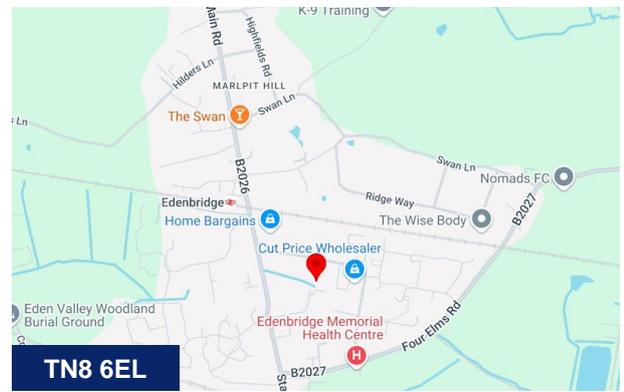
Unit 6 is a mid-terraced unit under a double pitched roof with first floor office area, male and female WC facilities and kitchen. The unit has been refurbished and offers three phase electricity, LED lighting and an internal height of 4.76m. The unit has a loading door 3m high by 4m wide which is accessed from a large yard which is used purely for HGV and van access. There is parking to the front of the unit for cars.

## Location

The property is located on the western side of Fircroft Way, a short distance from the B2027 Four Elms Road. Both Fircroft Way and B2007 connect to Station Road, which links directly to the A25 to the north and A264 to the south.

## Terms

The unit is available by way of a new lease direct from the landlord on terms to be agreed.



## Viewing & Further Information



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