



5 & 6 Woodland Enterprise Centre

Flimwell, TN5 7PH

Two-Storey Office/Industrial Unit with Parking in a rural location

2,383 sq ft
(221.39 sq m)

- End-terraced, purpose-built two-storey office/industrial unit
- Personnel and loading access to the front and rear
- Excellent parking provisions to the front
- Rural setting with far reaching views
- Versatile accommodation
- Due to be refurbished
- Quoting rent: £22,500 per annum exclusive

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Summary

Available Size	2,383 sq ft
Rent	£22,500 per annum
Rateable Value	£12,250 Current rateable value (1 April 2026 to present)
Car Parking	Parking at front.
EPC Rating	Upon enquiry

Description

A distinctive and versatile two-storey office/industrial unit, extending to approximately 2,383 sq ft (221.40 sq m), situated within an attractive development of timber-framed commercial buildings.

The accommodation provides a particularly characterful working environment, with exposed timber construction, impressive vaulted and high ceilings and extensive glazing creating a bright and spacious feel.

The ground floor offers predominantly open-plan space, together with separate kitchen/break out area and 2x WCs, while the first floor provides office accommodation.

The property benefits from parking immediately to the front with personnel doors and loading access to the front and rear.

The landlord is intending to re-roof the property, along with upgrading the lighting to LEDs.

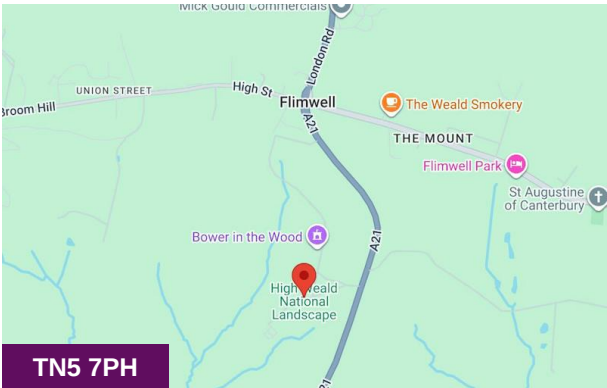
Location

The property is in a prominent position on the A21/London Road, giving it good road access to the surrounding area.

Accommodation

The accommodation comprises the following gross internal areas:

Description	sq ft	sq m
Ground Floor	1,961	182.18
First Floor	422	39.21
Total	2,383	221.39



Viewing & Further Information



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