



APPROX. 2,947 SQ M(31,725 SQ FT)WAREHOUSE & OFFICES  
TO LET £15.00 PSF, MAY SELL £2,500,000 FREEHOLD  
1 FIRACROFT WAY, EDENBRIDGE, KENT TN8 6EU



**Willmotts**

The Complete Property Service

020 8748 6644

- SITE AREA 1.1 ACRE (0.44 HECTARE)
- 85M FRONTAGE TO FIRCREFT WAY
- MIX OF WAREHOUSE & OFFICES
- EXTENSIVE PARKING
- TO LET / MAY SELL

### Location

The property is located to the north of Edenbridge town centre which provides a mix of retail and leisure facilities and is served by both Edenbridge town and Edenbridge railway stations which provide access to London Victoria, London Bridge as well as Tonbridge and Redhill and on towards Reading respectively. A retail park comprising Lidl, Home Bargains & Gregg's is situated directly opposite.

### Description

The premises comprises a 1960's building which has a mix of warehouse, offices, ancillary space and extensive car parking around the perimeter. There are 4 roller shutter entry points and the majority of the warehouse has a floor to ceiling height of approximately 5 meters. The 2nd floor accommodations in need of extensive refurbishment

The site area is approximately 1.1 acres (0.45 Hectare).

### User

We believe the premises fall under Class E (g) of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### EPC

Energy performance certificate has the following ratings  
Ground floor Warehouse B(48), First Floor B(50) & Second Floor B (49). A copy of the EPC will be available upon request.

### Rateable Value

interested parties should make their own enquiries of the VOA in respect of the rateable value of these premises.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	2,341	25,200
First Floor	397	4,275
Second Floor	209	2,250
<b>Total</b>	<b>2,947</b>	<b>31,725</b>

### Rent

£15.00 per Sq.Ft.

### Terms

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews.

### Sale

Offers in the region of £2,500,000 for our clients Freehold. A purchase at this level shows a very low capital value of the site at £52.17 psf

### Legal

Each party to bear its own legal costs.

### VAT

The property has not been elected for VAT.

### Local Authority

Tonbridge District Council

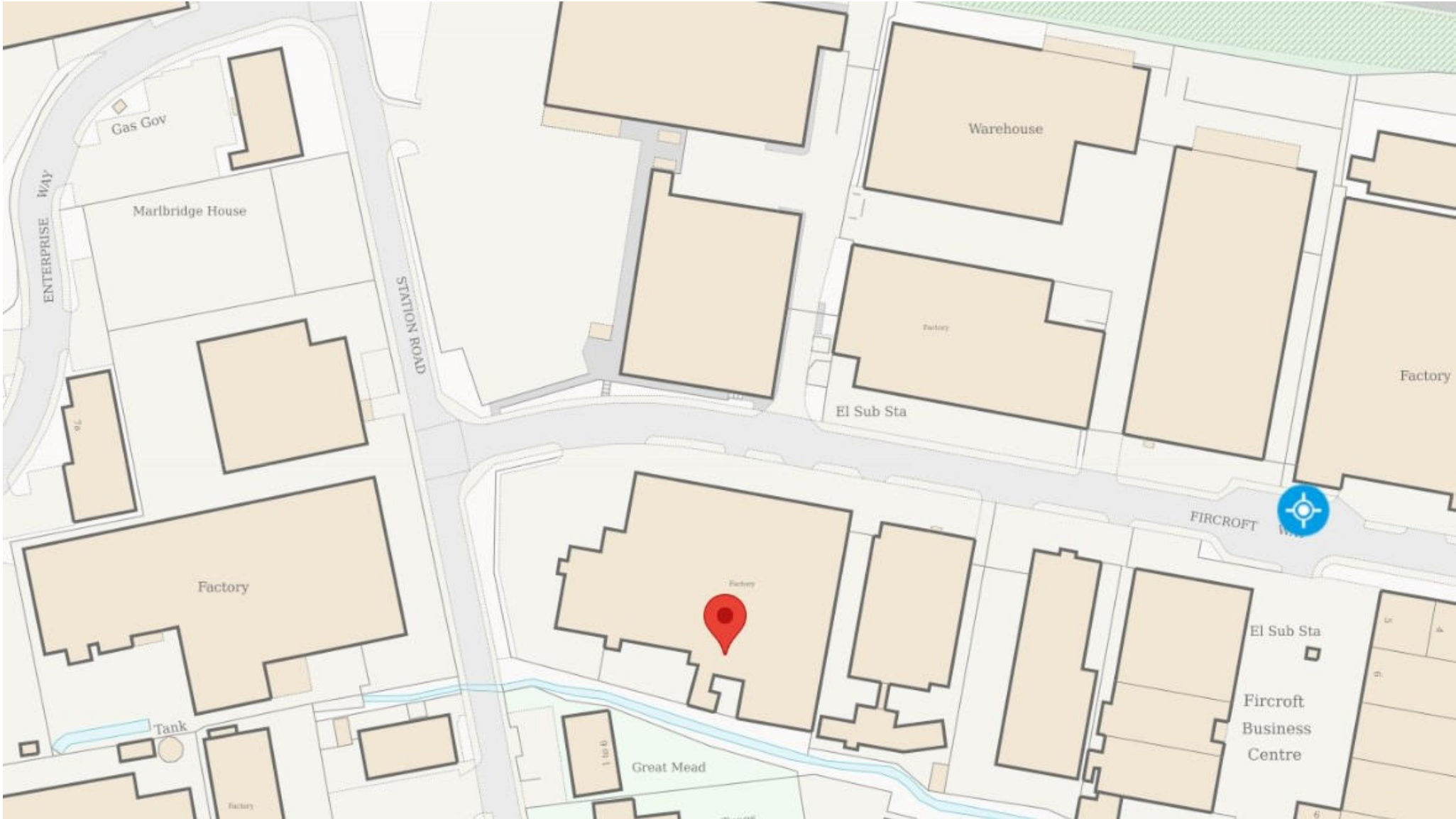
### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- 3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

**RICS**the mark of  
property  
professionalism  
worldwide







### Viewing

By appointment only via landlord's joint sole agent: Willmotts Chartered Surveyors.or Property Direct ENG

Kawal Singh  
M: 07577 032676  
E: enquiries@propertydirecteng.co.uk

Huseyin Zafer  
M: 07918482210  
E: h.zafer@willmotts.com

Emily Bradshaw  
M: 07920 769395  
E: e.bradshaw@willmotts.com

Varol Zafer  
M: 07900 224967  
E: v.zafer@willmotts.com

Shahid Sadiq  
M: 07961 410931  
E: s.sadiq@willmotts.com



The Complete Property Service