TO LET

WAREHOUSE WITH MEZZANINE

5,350 SQ FT (497 SQM)

bracketts est.1828

UNIT 2, EDENBRIDGE TRADING ESTATE, HEVER ROAD, EDENBRIDGE, KENT, TN8 5EA

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WAREHOUSE WITH MEZZANINE

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HEVER ROAD
EDENBRIDGE
TN8 5EA

bracketts est. 1828

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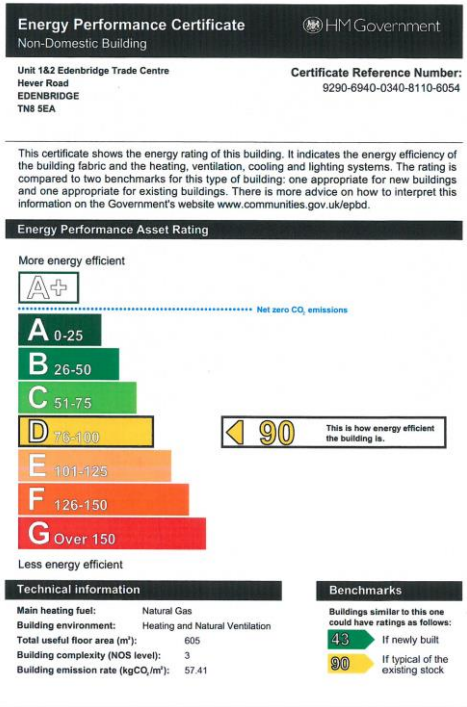


Energy Performance Certificate
Non-Domestic Building

HM Government

Unit 1&2 Edenbridge Trade Centre
Hever Road
EDENBRIDGE
TN8 5EA

Certificate Reference Number:
9290-6940-0340-8110-6054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ — Net zero CO_2 emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

90 — This is how energy efficient the building is.

Less energy efficient

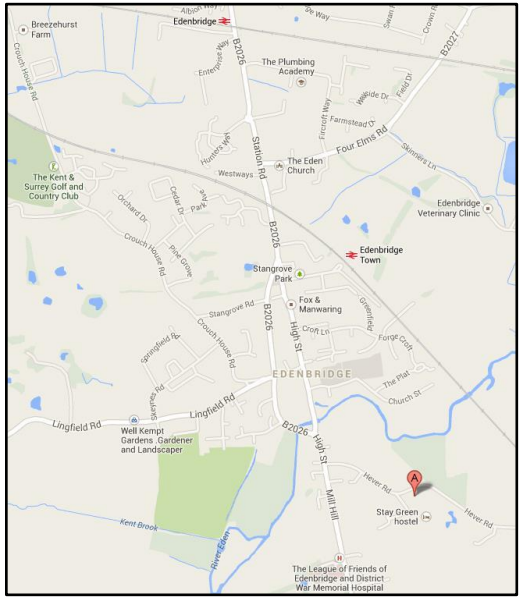
Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	605
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$):	57.41

Benchmarks

Buildings similar to this one could have ratings as follows:

43 If newly built
90 If typical of the existing stock



LOCATION

Located on the established Edenbridge Trading Centre which lies 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 M25. Edenbridge Station is around 1 mile to the north.

DESCRIPTION

Unit 2 comprises an attached unit on this small business and distribution estate. The unit is of steel portal frame construction with part brick and part profiled clad elevations, all below a pitched insulated roof incorporating rooflights.

The unit provides warehouse and ancillary office accommodation at ground floor level together with ancillary stores/offices at first floor.

A mezzanine storage floor has been installed.

FLOOR AREAS

The unit has the following approx. gross internal floor areas:

Ground Floor	3050 sqft [283.3 sqm]
First Floor	750 sqft [69.7 sqm]
Mezzanine	1550 sqft [144 sqm]
Total Area	5350 sqft [497 sqm]

AMENITIES

Approx. 5m eaves height
Roller Shutter loading door
Separate male and female WCs
Gas fired hot air blower to warehouse

TERMS

Available to be let by way of a new lease on terms to be agreed at £27,500 per annum plus VAT payable quarterly in advance.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

From the VOA website, the unit has a description of "warehouse and premises" with a Rateable Value of £20,500 (UBR 2015/16 49.3p in the £).

Interested parties are strongly advised to verify this information with the Local Rating Authority.

VIEWING

Strictly by appointment through sole agents. For further information or viewing please contact

BRACKETTS:

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Prepared 13.06.16

Important Notice:
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