



## Red Dog, High Street, Edenbridge

**£25,000 pa**

Light industrial to let

- Storage and office accommodation in popular town
- Excellent location within walking distance of Edenbridge Town Centre
- Parking
- Available immediately

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Open plan detached storage industrial unit. The premises also benefit from a ground floor area currently configured to provide an office and or storage area, although this could be opened if required.

The storage is currently access via a large open door although interested parties should note that the landlord may be willing to carry out additional works if required and to facilitate the loading of larger items. The occupier will have use of parking in front of the unit.

The premises have the following gross internal floor areas:

Warehouse: 1,300 sq.ft

Outside  
Parking.

### Terms

The premises are available on a new internal repairing and insuring lease at an initial rent of £25,000 per annum for a term to be agreed.

Edenbridge town is located in the Kent countryside and developed from a river crossing in the Roman times, which subsequently evolved into a market town where it became a vital part of the Weald iron industry. The town is surrounded by greenbelt countryside and is famous for its historic and attractive buildings that line the High Street. The town boasts two railway stations and a journey time to and from London Bridge of around 40-45 minutes.

Nearby is Hever Castle, many National Trust attractions, numerous delightful pubs, and good local facilities in the town, including a range of small independent shops, a Waitrose supermarket and quality eateries. For more extensive shopping, it is but a short drive to Sevenoaks, Oxted, East Grinstead and Tunbridge Wells, or to Bluewater Shopping Centre. Several prestigious golf clubs and a selection of fine schools add to the attraction of this location.

Services: Mains Water, Electricity & Drainage  
Local Authority: Sevenoaks District Council  
Rateable Value:  
EPC:





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