



## Unit B Stenmar Works

Commerce Way, Edenbridge, TN8 6ED

**Industrial / Warehouse premises with good parking benefitting from ground and first floor office accommodation**

**19,011 sq ft**  
(1,766.18 sq m)

- Good on-site car parking
- Three phase electricity
- Full height loading door
- 5.5m to underside of haunch
- Male, female & disabled WCs
- WC & shower room to first floor
- Cellular offices to first floor
- Open plan office to ground floor
- Kitchen facilities

## Summary

<b>Available Size</b>	19,011 sq ft
<b>Rent</b>	£10 per sq ft
<b>Rates Payable</b>	£3.89 per sq ft 2026 / 2027 figure. Interested parties are advised to make their own enquiries with the local authority.
<b>Rateable Value</b>	£151,000
<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>	C (67)

## 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.

## Description

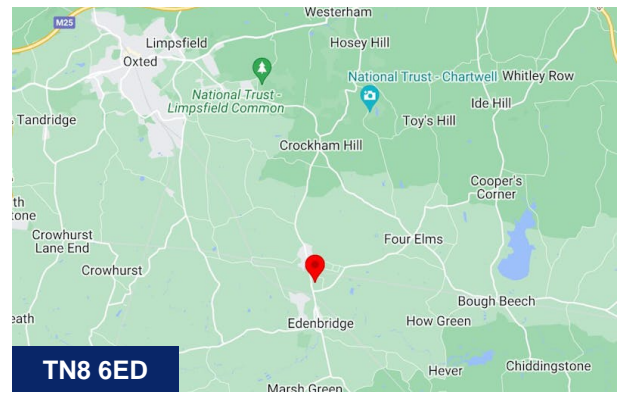
The property comprises a self-contained unit which comprises a main warehouse / workshop facility with ancillary ground and first floor office accommodation. The unit benefits from external storage to the rear.

## Accommodation

Name	sq ft	sq m	Availability
Ground	16,300	1,514.32	Available
Ground	1,378	128.02	Available
1st	1,333	123.84	Available
<b>Total</b>	<b>19,011</b>	<b>1,766.18</b>	

## Terms

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



## Viewing & Further Information



**Robert Bradley-Smith**

07469 854799

Robert.Bradley-Smith@Ryan.com