



**STORAGE SPACE, REAR OF 21 STONE STREET
CRANBROOK, KENT, TN17 3HF**

TO LET: £4,000 + VAT PER ANNUM



**Lambert
& Foster**

LOCATION:

The property is accessed via a short driveway just off Stone Street in central Cranbrook. This thriving town boasts a wide selection of independent businesses, alongside national retailers. The town serves a number of local villages, benefiting from free town centre parking.

The town is approximately 8.5 miles from Tenterden, and equidistant between Royal Tunbridge Wells, Maidstone and Hastings, being around 15 miles from each.

DESCRIPTION:

This ground floor property has been recently renovated to provide a good quality storage space. The main storage area measures 4.99m x 8.52m for a total area of 42.50 sqm (457 sqft).

PARKING: 1 space

USE: Storage uses only

TERM: 3-year term, internal only repairing

VIEWING: Strictly by appointment with the sole agent.

Dan Biddle / 01892 832 325 / dan.biddle@lambertandfoster.co.uk

GENERAL:

Services: Mains electricity, water and drainage

Rateable Value: £3,450 – Tunbridge Wells Borough Council

EPC: Band D

Legal Costs: Each party to pay their own legal costs.



PARTICULARS, PLANS AND SCHEDULES: The particulars and areas stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all lessors and lessees. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a letting to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of lessors/lessees.

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark | naea | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS