

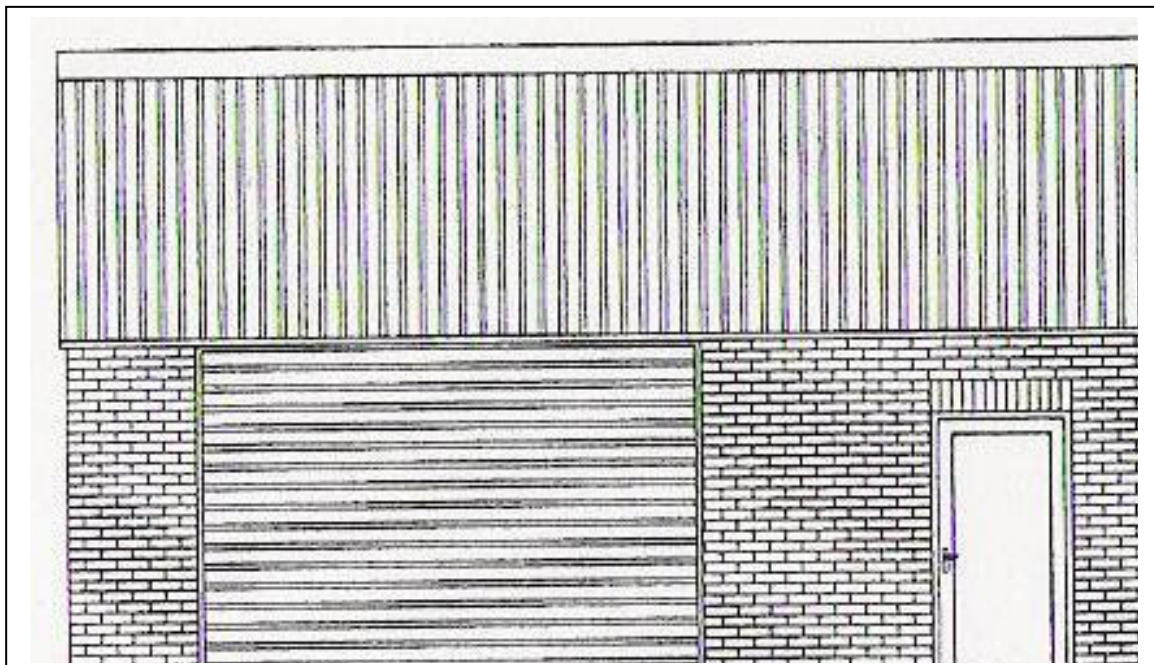


**Unit 1, Verralls Garage
Maidstone Road
Cranbrook Common
Kent, TN17 2AF**

On Behalf Of

Starglade Commercial Ltd

Industrial Unit
Available on Licence or Lease commitment



This secure site comprises of new industrial building split in to three units, with B1 & B2 consent. Each unit has its own electric and water supply. There are toilet facilities on the site.

DIRECTIONS

From Goudhurst follow the A262, Cranbrook Road, which then becomes Goudhurst Road, at the roundabout take the first exit on to Cranbrook Road the A229, after approximately ½ a mile, the site can be found on the left hand side beside the petrol station.

DESCRIPTION

Verralls garage is located on the main A229. The site has a new building, which is split in to three separate industrial units, each unit has its own water and electric supply. Unit 1 internal measurements are 9.26m x 7.29m (725 sqft), at the front of the building there is a pedestrian door and an electric operated roller shutter door with a width opening of 3.6m (11'8") and an opening height of 2.7m (8'8"). There are unisex disabled toilets on the site.

LICENCE

The site is under a 5 month and 3 weeks licence, (longer terms easily accommodated). The Licensee has responsibility to keep the interior in good and tenantable repair and condition. There is a charge of £125.00 plus VAT made to all ingoing Licensees to cover the cost of the preparation of the Licence.

RENT

The rents listed in these details are exclusive of rates and services. It is a requirement that rent is paid by **Standing Order**. The buildings are not VATable but the Licensor does retain the right to elect to do so, at any time.

DEPOSIT

A refundable deposit is required, equivalent to one month's rent, payable upon completion of the formalities.

VIEWING

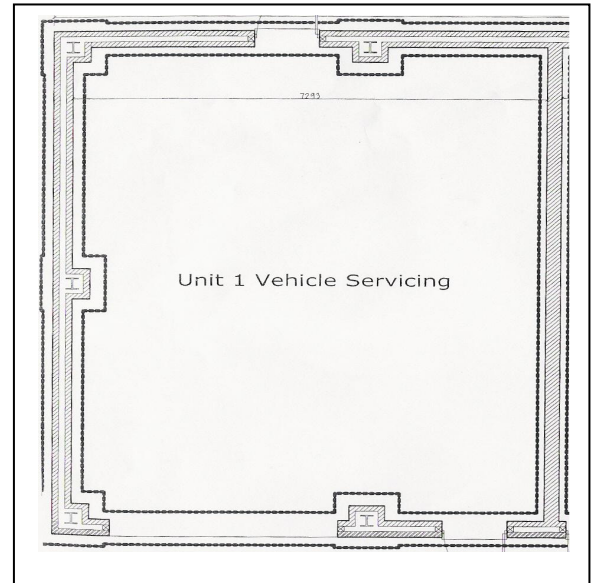
By appointment with Terri Forward, telephone number 01892 613492 or 07775 532970 (anytime).

ACCOMODATION 9.26m x 7.29m 30'4" x 23'9" 725sqft

UNIT 1 CAR REPAIRS/ WORKSHOP / VALETING BAY

New industrial unit that has its own water and electric supply. At the rear of the unit is a pedestrian door and also at the front is a pedestrian door, there is an electric operated roller shutter door with a width opening of **3.6m (11'8")** and an opening height of **2.7m (8'8")**.

RENT: £850
Per calendar month



www.cpdlimited.co.uk

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective purchasers are invited to conduct their own enquiries. Nor do the particulars form part of a contract.

[Clydesdale Property Developments Limited](http://www.cpdlimited.co.uk). Cooks Corner Business Park, The Old Saw Mill, London Road, Crowborough, East Sussex TN6 1TQ Telephone 01892 664121