



SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK

TO LET

**INDUSTRIAL UNIT WITH LARGE YARD
6,762 SQ FT (628.19 SQ M) UNIT ON A 0.5 ACRE SITE**

The Foundry, 37 London Road, Hurst Green, Tunbridge Wells, TN19 7QP

DESCRIPTION

Prominent industrial unit with large secured yard located on the A21 main road.

LOCATION

Located in heart of Hurst Green
Prominent position on the western side of the A21 just north of the junction with the A265
Etchingham station 1.5 miles to the west, with mainline services to London

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	4,871	454.44
First Floor offices & storeroom	1,891	175.69
TOTAL	6,762	628.19

AMENITIES

- Workshop/Showroom with retail
- First floor office and storage
- Generous yard and parking area (40+ cars)
- 2 x roller shutters - 3.9m w and 3.8m h
- Max eaves of 6m (minimum 3.8m)
- 0.5 acre site

RENT

£73,500 per annum exclusive.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £40,030 (2026 List).

VAT

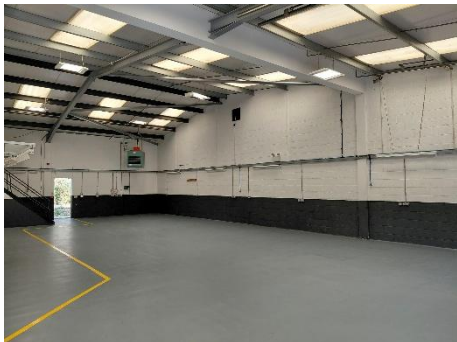
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS:

Tim Hardwicke

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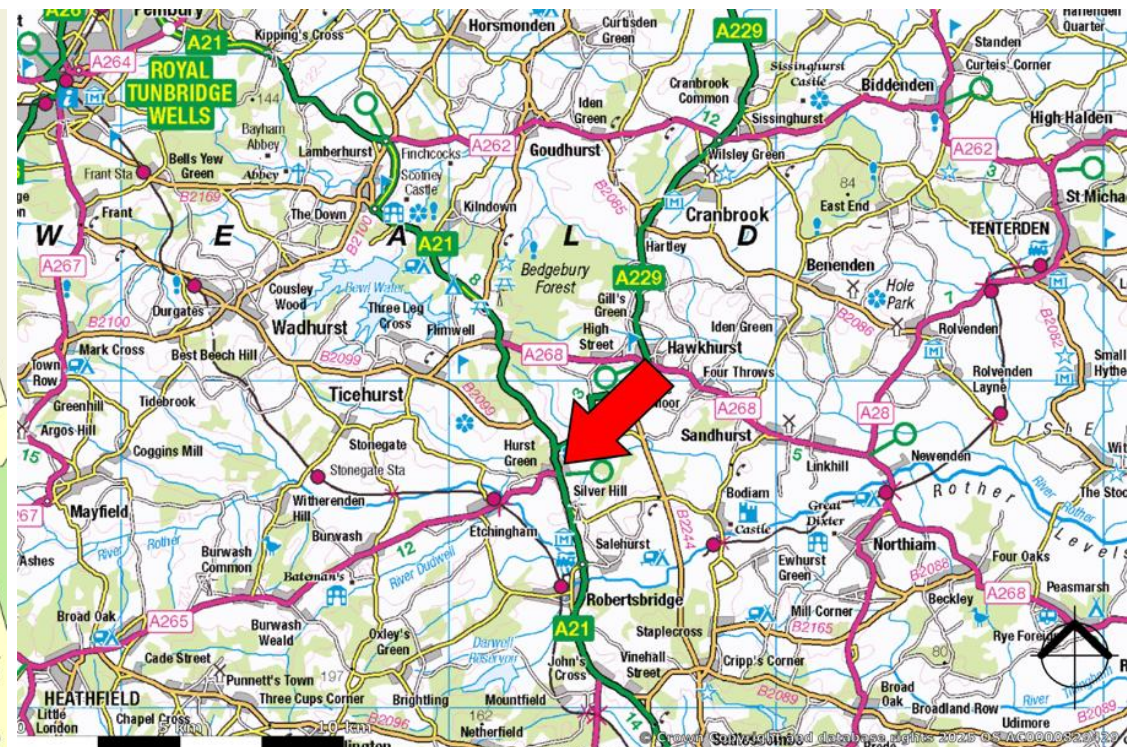


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