



125

— YEARS OF —

**Lambert
& Foster**



WEALDEN ADVERTISER
HORNS ROAD, HAWKHURST, CRANBROOK TN18
4QQ TO LET – GUIDE RENT: £40,000 PER ANNUM



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LOCATION:

The property is located on the edge of Hawkhurst, some 5 miles from Cranbrook, 10 miles from Battle and 14.5 miles from Tunbridge Wells. Hawkhurst provides a range of local amenities and a mix of local and national retailers, serving numerous rural villages in the surrounding area. There are railway stations on the London to Hastings line in Etchingham and Robertsbridge, both 5 miles from the property.

DESCRIPTION:

The property comprises a storage and distribution warehouse, including double height space. The external hardstanding provides ample off-road parking.

Ground Floor ancillary office space is also available.

ACCOMMODATION:

Ground Floor:

Warehouse: 432 sqm (4,650 sqft), of which 92 sqm (990 sqft) is double height space

Offices: 164 sqm (1,765 sqft) – total area across a number of spaces

USE: Storage and Distribution Use (Use Class B8) with ancillary office use

TERMS: Full Repairing and Insuring

Each party to pay their own legal costs.

GENERAL:

Services: Mains electricity, water and drainage.

Local Authority: Tunbridge Wells Borough Council

Rateable Value: £49,250

EPC: B

VIEWING:

Strictly by appointment with the sole agent.
Contact: Esther Goodhew / 01892 832325 / esther.goodhew@lambertandfoster.co.uk



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages 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.

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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



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