



125

— YEARS OF —

**Lambert
& Foster**



WEALDEN ADVERTISER
HORNS ROAD, HAWKHURST, CRANBROOK TN18 4QQ
FOR SALE – GUIDE PRICE: £625,000
TO LET – GUIDE PRICE: £40,000 PER ANNUM



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& Foster**

Available either To Let or For Sale. This site comes to the market due to the imminent relocation of the Wealden Advertiser.

LOCATION:

The property is located 5 miles from Cranbrook, 10 miles from Battle and 14.5 miles from Tunbridge Wells, on the edge of Hawkhurst, which provides a range of local amenities and local and national retailers, and serves numerous rural villages. Railway stations on the London to Hastings line in Etchingham and Robertsbridge are 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. Ancillary office space is also available.

Warehouse: 432 sqm (4,650 sqft), of which 92 sqm (990 sqft) is double height space
Offices: Ground Floor: 164 sqm (1,765 sqft); First Floor: 189sqm (2,034 sqft)

USE: The property is currently in Storage and Distribution Use (Use Class B8) with ancillary office use (Use Class E (c) and (g)). Uses falling into Use Class B2 will also be considered, subject to obtaining planning permission.

LEASE 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

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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or 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 purchasers/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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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.

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VIEWING:

Strictly by appointment with the sole agent.

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