



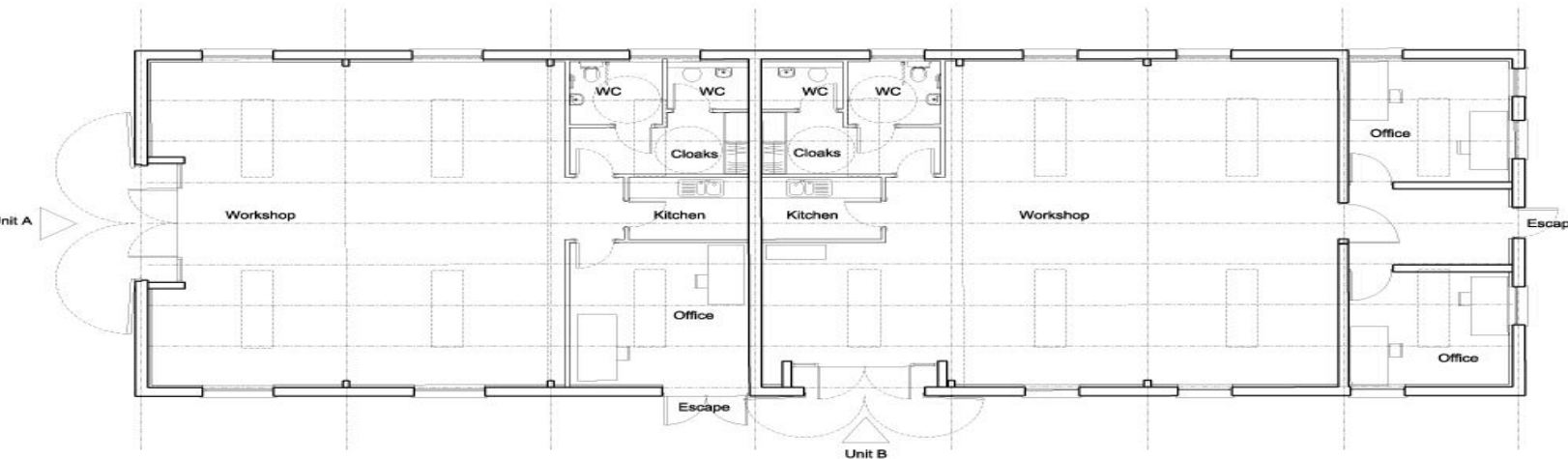
durlings

chartered surveyors
and property consultants

• The Old Dairy • Great Danegate • Frant/Mark Cross • East Sussex • TN3 9HU •
Forthcoming office development To Let – 1420 & 1850 sq ft.



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and property consultants



Location

Great Danegate comprises a model farm on the Kent/East Sussex border, in a delightful rural setting, yet within 1.5 miles from the A267 – Tunbridge Wells – Eastbourne Road.

Great Danegate is approximately 5 miles to the south of Tunbridge Wells.

From Tunbridge Wells there are frequent rail services to London Stations, including Charing Cross, Cannon Street, London Bridge & Waterloo.

Tunbridge Wells is approximately 16 miles from Junction 5 of the M25.

Along with The Old Dairy, there is another office building on the farm, comprising a Grade II listed converted oast, which is currently let.

Description

The property is to be converted into two principal offices, although can be combined to provide a total of 3270 sq ft. The accommodation will be single storey and open plan, with kitchen and WC facilities.

There is ample parking available opposite the building.

Accommodation

Suite 1 – 1420 sq ft (131.92 sq m)

Suite 2 – 1850 sq ft (171.87 sq m)

Total - 3270 sq ft (303.79 sq m)

Lease

Terms by arrangement on a full repairing and insuring basis, with the lease being excluded from the Landlord & Tenant Act 1954 part II.

Rent

Based on £14 per sq ft

Completion

On a pre let basis.

Rates

To be assessed.

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COMMERCIAL

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