



chartered surveyors
and property consultants



Unit Q The Brewery Business Centre • Bells Yew Green • (Tunbridge Wells) • East Sussex TN3 9BD

Office / Workspace - To Let - 1950 sq ft (181 sq m)

COMMERCIAL

Location

Bells Yew Green is situated some 2 miles to the south-east of Tunbridge Wells, via the B2169. This village benefits from a main line train station, with direct services to London Bridge, Cannon Street, Waterloo East and Charing Cross, with a typical journey time of around 1 hour.

There is easy access to the A21 (T) approximately 2 miles to the east, via Kippings Cross roundabout. The Brewery Business Centre is located on the road to Frant, approximately ¼ mile past The Brecknock Arms.

Description

A stunning and contemporary warehouse conversion to provide an open plan work space.

The ground floor is predominately open plan with a partitioned office / store / strong room area along the rear wall. There is also an additional demountable partitioned private office within the main area.

There are ladies and gentleman's WC facilities, and a kitchen,

On the mezzanine level there is a further office and store area (limited height),

The main office area has a laminate wood plank floor covering with inset floor boxes, which contain electric and voice / data points. There is additional skirting trucking providing additional sockets and terminals. The main area has suspended air conditioning units providing both heating and cooling.

Floor Areas

Ground -	1 660 sq ft (154 sq m)
Mezzanine -	290 sq ft (27 sq m)
Total -	1 950 sq ft (181 sq m)

Amenities

- **Air conditioning**
- **Double privacy glazed windows**
- **4 allocated car spaces**
- **Floor boxes**
- **Skirting trucking**
- **Ladies & Gents WCs**
- **Kitchen**

Tenure

Leasehold

Rent

£24,000 per annum, exclusive of all other outgoing. We understand the rent will attract VAT.

Terms

New lease by arrangement.

Business Rates

The property is described as "Workshop & Premises" and has a rateable value of £9000. Small Business Rates Relief may apply, and subject to certain qualifying factors, a nil charge. Interested parties are advised to seek confirmation of the amount payable directly with Wealden District Council - 01323 443322 or 01892 653311

Service Charge

Details on application.

Viewing

By appointment & accompanied.

Contact Josh Olney – **01892 552500** – joshua.olney@durlings.co.uk

SUBJECT TO ACCOUNTS, REFERENCES & A SECURITY DEPOSIT

Important Note:

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