



durlings

chartered surveyors
and property consultants

The Brewery Business Centre • Bells Yew Green • East Sussex • TN3 9BD
Office suites – For Sale or To Let – 590 sq ft (54.81sq m)



**chartered surveyors
and property consultants**

COMMERCIAL

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22 Mount Ephraim Rd, Tunbridge Wells, TN1 1ED



Legal Costs

Each Party to bear their own legal fees.

SUBJECT TO ACCOUNTS, REFERENCES & PROOF OF FUNDING

Important Note:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Details revised – 20.11.14

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 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 1/4 mile past The Brecknock Arms.

Description

A self-contained lower ground floor, open plan, refurbished office suites, each with kitchenette and WC.
On site parking – details on request.

Schedule of Accommodation & Prices / Rents

Unit	Area (sq ft)	Parking	Rent (£pax)
F	590	2	3950

Business Rates & Service Charge

Unit	Rateable Values*	Service Charge (approx.)
F	£4200	£1700

*The above unit will currently qualify for small business rates relief, resulting in a nil payment for the current financial year, subject to certain qualifying conditions. Please call for further information.

Terms

New leases by arrangement.
Otherwise these offices are available at £55,000 for a virtual freehold (980 years – approx.)