



chartered surveyors  
and property consultants



**The Studio • Eridge Park • Eridge (Tunbridge Wells) • East Sussex TN3 9JT**

**Period self-contained office building - To Let - 737 sq ft (68.47 sq m)**



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## COMMERCIAL

### Location

Eridge Park is situated on the main road between Crowborough and Tunbridge Wells (A26), approximately 2 miles south of Tunbridge Wells. There is good road access via A26/A21 to the M25 at junction 5, also Maidstone and the M20.

There is a main line train station at Eridge Green, within 1.5 miles. Other local amenities include the Nevill Crest & Gun Pub & Restaurant, a short walk, and also Fullers Butchers, Delicatessen & Farm Shop, situated on Bunny Lane, close by.

### Description

A self-contained period office building converted from former estate property, situated in a pleasant mews style environment, with a range of other office space in various converted properties.

The Studio is arranged over 2 floors with the majority of the accommodation being on the ground floor and comprising a principal office area, and an additional reception / hall/ office, separate kitchen, store and WC. On the first floor there is a single meeting room. There is ample on site parking provision.

### Floor Areas

<u>Ground –</u>	
Main office –	350 sq ft
Reception/Office –	114 sq ft
Kitchen –	59 sq ft
Store Room –	77 sq ft
<u>First –</u>	
Meeting Room / Office –	137 sq ft
Total -	<b>737 sq ft (68.47 sq m)</b>

### Tenure

Leasehold

### Rent

£9,600 per annum exclusive of all other outgoings.

### Terms

New lease by arrangement.

### Business Rates

On application

### Service Charge

On application

### Viewing

Strictly by appointment through the agent's offices:

**Durlings – 01892 552500 / [office@durlings.co.uk](mailto:office@durlings.co.uk)**

### Important Note

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

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**SUBJECT TO CONTRACT, AND SATISFACTORY REFERENCES AND ACCOUNTS**

Details revised . 18/03/16

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