



**The Mews • 14b Lower Green Road • Rusthall • Tunbridge Wells • TN4 8TE**

**Office & Store/Garage - To Let - 500 sq ft**





**chartered surveyors  
and property consultants**

## Location

Rusthall is situated just outside of Tunbridge wells, approximately 1.8 miles to the west of The Common. The property itself is situated in a predominately residential area, with the entrance to the property located just to the right of the White Hart pub.

## Description

These offices comprise a refurbished open plan ground floor area, with a separate W.C, and small tea point & sink. The offices have UPVC double glazed window units, carpeted, a suspended ceiling with integral lighting, wall mounted electric convector heaters, and dado level electrical trunking.

There is an adjoining and interconnecting storeroom/garage that can be accessed via the main office, which is available subject to separate negotiation.

There is space to park two cars immediately to the front of the building.

## Floor area

Total office area – **500 sq ft (46.4515 sq m)**

Garage / store – not measured

## Tenure

Leasehold/License

## Guide Rent

**£6,500** per annum, exclusive of all other outgoings for the office. The storeroom/garage is available subject to separate negotiation.

## Legal Costs

Each party to bear their own costs.

**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 endeavor 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.

**Subject to references.**

**A rent deposit will be required.**

Details prepared- 1<sup>st</sup> June 2016

## COMMERCIAL

**Contact Josh Olney  
or Julie Chalmers on**

**01892 552 500**

**Joshua.olney@durlings.co.uk**

**julie.chalmers@durlings.co.uk**

**[www.durlings.co.uk](http://www.durlings.co.uk)**



**RICS**

The mark of  
property professionalism worldwide