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chartered surveyors  
and property consultants

**The Saddlery . Eridge Park . Tunbridge Wells . TN3 9JT**  
**A Detached Office/Studio - 715 sq ft (66.43 sq m) – To Let**



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### Library Photos

#### 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 recently reopened Nevill Crest & Gun Pub & Restaurant, a short walk, and also Eridge Park's own Farm Shop, situated on Bunny Lane, close by.

#### Description :

A single storey detached property which is open plan, with vaulted ceiling and exposed beams. There is a small kitchen area and separate WC, oil fired central heating, dado level voice/data and electrics trunking and ceiling mounted spotlights. There is ample onsite parking. High Speed Broadband is available at a discounted rate of £50 per month.

**Floor Area :** 715 sq ft (66.43 sq m)

**Tenure :** New lease available – terms by arrangement.

**Rent :** £11,500 per annum, exclusive of all other outgoings.

**Business Rates :** To be advised. Subject to certain qualifying factors, the incoming tenant may benefit from Small Business Rates Relief.

#### Service Charge :

Annual Maintenance Charge - £672 approx  
Water and electricity are billed dependent upon usage  
Annual buildings insurance premium - £89 currently

#### Viewing Arrangements :

Strictly by appointment through the agent's offices.

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

#### Important Note :

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property hose 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 amended– 06/12/19

## COMMERCIAL

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