

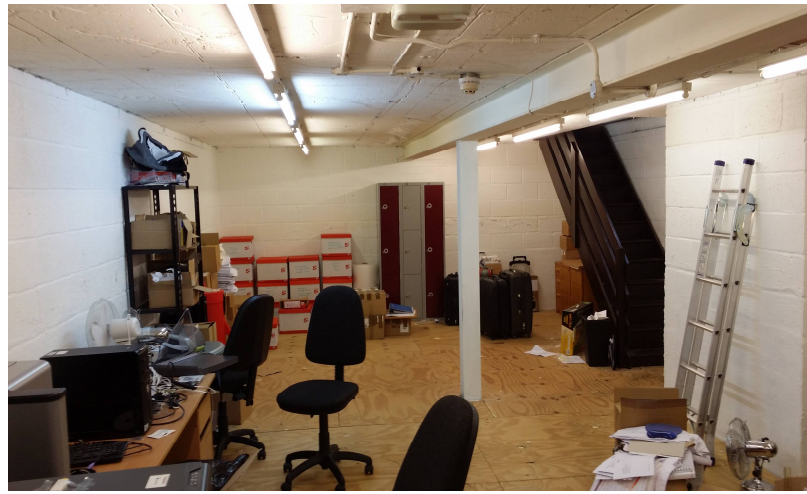


chartered surveyors
and property consultants



Unit 1 • Nevill Estate Yard • Eridge • Tunbridge Wells • Kent • TN3 9JR

Self-contained period office building – To Let –2563 sq ft



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and property consultants

COMMERCIAL

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RICS

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Location

Situated directly off the A26 - Tunbridge Wells to Crowborough, and approximately 2 miles south of Tunbridge Wells. Direct access to the A21 (T), via the A26, with junction 5 of the M25 being approximately 14 miles north of Tunbridge Wells.
Trains to Victoria run from Eridge station, around 1 mile to the south.

Description

The premises offers predominately open plan office space in a single storey period conversion. There are some smaller internal offices that could be used as board/meeting rooms. In addition there are ample built in storage areas. There is an internal staircase that leads down to a basement area that could be used as a workshop or storage.
The offices have a separate kitchen and both male and female WC facilities, which will be shared with the adjoining office if let individually.
There are around 20 car parking spaces available.
Superfast Internet connectivity is now available – terms available on request.

Accommodation

1883 sq ft office and 680 sq ft basement

Tenure

Leasehold

Rent

£33,345 pax

Terms

New lease terms available by arrangement.

Business Rates

To be reassessed as individual units.

Service Charge

On application

Viewing

Strictly by appointment through sole letting agents.

Legal Costs

Each party to bear their own legal costs in relation to the transaction.
Subject to accounts & references. – A rent deposit will be required.

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;
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- (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.

25.07.16