



durlings

chartered surveyors
and property consultants

Stubby Grove Works • Bells Yew Green Road • Bells Yew Green • Tunbridge Wells TN3 9BT

Offices To Let - 1014 sq ft (94.20 sq m)

******Service Charge, Building Insurance & Rates Inclusive******

Location

Bells Yew Green is situated approximately 3 miles to the south east of Tunbridge Wells.

Tunbridge Wells is located approximately 40 miles to the south east of central London and approximately 16 miles to the south of the M25 (junction 5). Neighboring towns include Sevenoaks approximately 12 miles to the north and East Grinstead approximately 14 miles to the west. There is a main line station (Frant) in Bells Yew Green, with a frequent direct service to London stations.

Description

The entire first floor of a modern warehouse building. The office is open plan and is in a refurbished condition. There are communal WC facilities. There is a dado level trucking system for electric and voice & data points. There is on-site parking for 2 vehicles.

Floor Area

1014 sq ft (94.20 sq m)

Tenure

Leasehold

Rent

£15,000 per annum, inclusive of all other outgoings.

This rent is inclusive of the service charge, building insurance and rates.

The rent will be subject to VAT.

Terms

A new internal repairing only lease is available by arrangement.

Business Rates

Included in the rent.

Service Charge

Included in the rent.

Viewings

Strictly by appointment.

Subject contract & lease

Subject to receipt of satisfactory references & accounts

Important Note:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that: These particulars are set out as a general outline only for the

- (i) 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.
- 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.
- (v)

Details revised – 02/02/18



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