



chartered surveyors
and property consultants



The Old Stables . Eridge Park . Eridge . (Tunbridge Wells) . East Sussex . TN3 9JT

Self Contained Office Premises - 1850 sq ft (172 sq m) – To Let



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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 Delicatessen & Farm Shop, situated on Bunny Lane, close by.

Description

These self contained offices have been converted from a Grade II listed, former stable courtyard, and predominately arranged over 1st floor level, with a large double height entrance hall with feature open staircase.

At 1st floor level there is a principle open plan office area, together with a meeting room, a separate director's office, and store /server room.

The office partitions are glass, retaining the original oak frame within as a feature.

At ground floor level there are WC facilities and a large kitchen area with self contained access.

There is ample on site parking.

The estate has access to super fast internet connectivity, with up to 100 mgb of capacity.

Accommodation

1850 sq ft (172 sq m)

Tenure

A new lease on full repairing and insuring terms is available by arrangement.

Rent

£24,000 per annum, exclusive of all other outgoings.

Business Rates

The premises have a rateable value of £15,750. Interested parties are advised to contact the local authority direct to establish the amount payable.

Service Charge

Details on application.

Viewing

Strictly by appointment through the agent's offices:

Durlings – 01892 552500 / office@durlings.co.uk

Date : 11.08.16

Important Note

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SUBJECT TO CONTRACT, AND SATISFACTORY REFERENCES AND ACCOUNTS



COMMERCIAL

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