



durlings

chartered surveyors
and property consultants



Bridge House • 97-101 High Street • Tonbridge • Kent TN9 1DP

Modern Open Plan Offices - To Let - 1640 sq ft (152.36 sq m)

COMMERCIAL

Location

Tonbridge is a principal Kent town some 35 miles south east of London and located just to the east of the A21(T), approximately 3 miles to the north east of Tunbridge Wells and around 10 miles south of junction 5 of the M25.

At the end of the High Street there is mainline station providing a fast and frequent service to London with a typical journey time of 40 minutes.

Bridge House is a prominent purpose built office building, with the subject space overlooking the river and Tunbridge Castle.

Description

Although essentially an open plan area, there are demountable partitioned walls incorporating 3 private offices. In addition there is a kitchen and a small waiting room/ reception lobby.

There is direct access to a small communal courtyard garden area with seating.

The building is served by a lift and has communal ladies & gents WCs.

These offices have 2 designated car spaces.

Floor Area

Net internal floor area of **1640 sq ft** (152.36 sq m).

Amenities

- **Carpeted**
- **Voice & Data floor boxes**
- **Suspended ceilings with integral lighting**
- **Aluminum double glazed windows**
- **Kitchen**
- **2 car spaces**
- **Gas fired thermostat controlled radiators**

Rent

£27,000 per annum, exclusive of all other outgoings.

Lease Terms

New lease by arrangement.

Business Rates

Rateable Value - £23,500. Interested parties are advised to check the rates payable directly with Tonbridge & Malling Borough Council – 01732 844522.

Service Charge

On application.

Important Note:

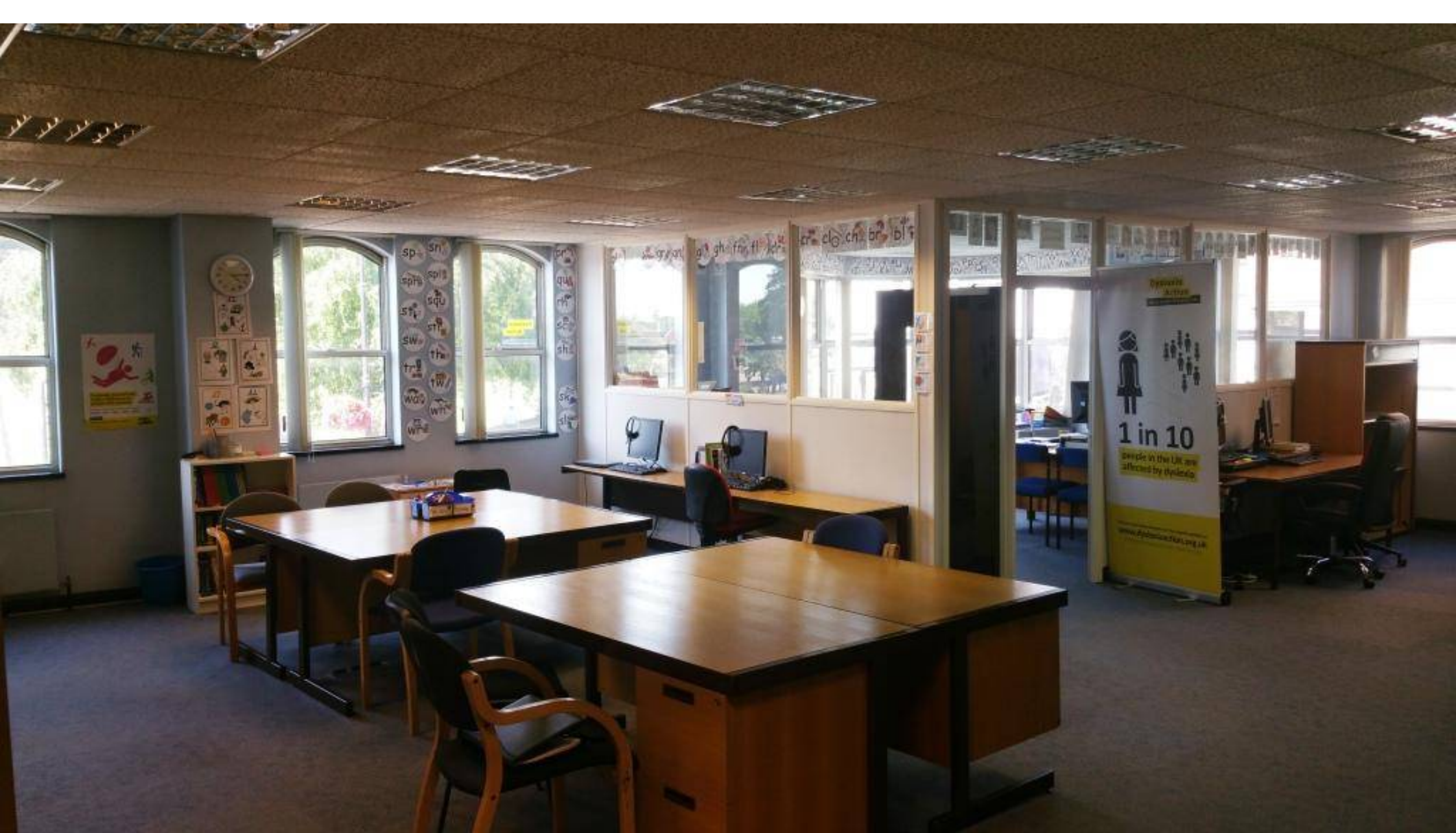
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Details prepared - September 2016

Subject to contract & lease

Subject to receipt of satisfactory references & accounts



Further Details:

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