



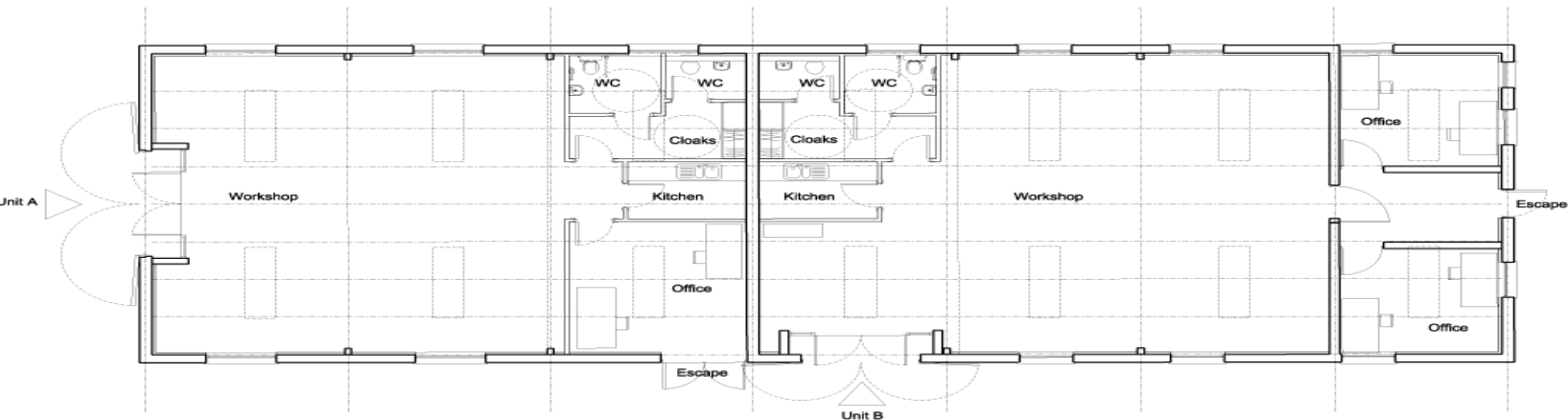
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The Old Dairy • Great Danegate • Frant/Mark Cross • East Sussex • TN3 9HU

Forthcoming office development To Let – 1420 & 1850 sq ft

Newly converted – Now Available



chartered surveyors
and property consultants

COMMERCIAL

Contact Rupert Farrant
or Josh Olney on

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22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



Location

Great Danegate comprises a model farm on the Kent/East Sussex border, in a delightful rural setting, yet within 1.5 miles from the A267 – Tunbridge Wells – Eastbourne Road.

Great Danegate is approximately 5 miles to the south of Tunbridge Wells. From Tunbridge Wells there are frequent rail services to London Stations, including Charing Cross, Cannon Street, London Bridge & Waterloo. Tunbridge Wells is approximately 16 miles from Junction 5 of the M25. Along with The Old Dairy, there is another office building on the farm, comprising a Grade II listed converted oast, which is currently let.

Description

The property is to be converted into two principal offices, although can be combined to provide a total of 3270 sq ft. The accommodation will be single storey and open plan, with kitchen and WC facilities. There is ample parking available opposite the building. The space will benefit from air conditioning and underfloor heating.

Floor Areas

Suite 1 – 1420 sq ft (131.92 sq m) – **LET**
Suite 2 – 1850 sq ft (171.87 sq m)

Total - 3270 sq ft (303.79 sq m)

Lease

Terms by arrangement on a full repairing and insuring basis, with the lease being excluded from the Landlord & Tenant Act 1954 part II.

Rent

Suite 2 - £22,000 per annum, exclusive of all other outgoings.

Business Rates

To be assessed.

Subject to contract, accounts & satisfactory references.

A rent deposit may be required.

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- (vi)

Photographs of Unit 1



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Viewing Details

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