

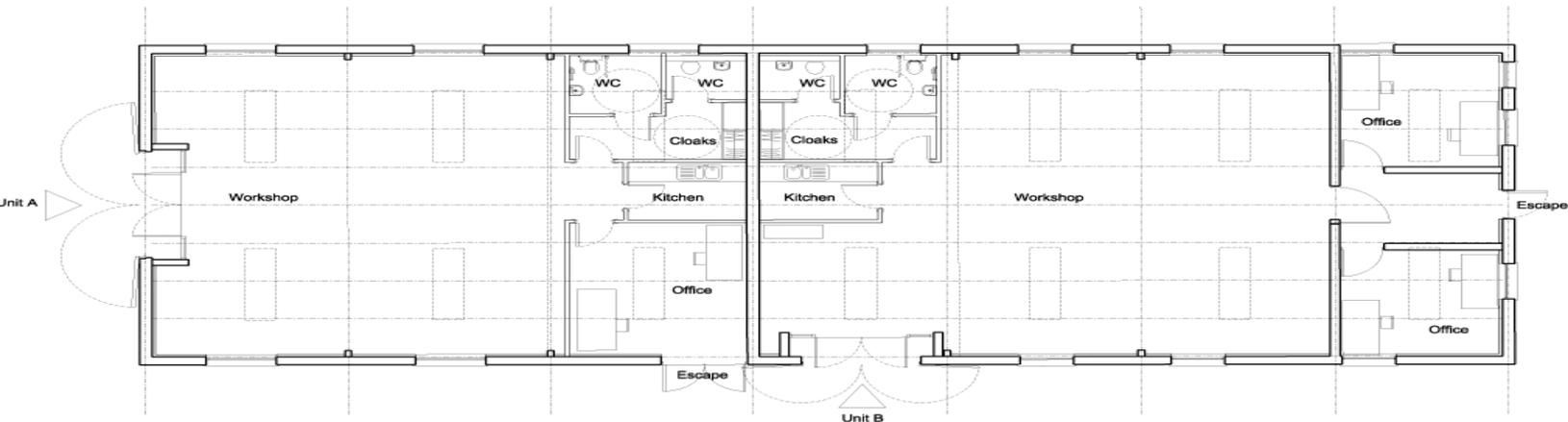


chartered surveyors  
and property consultants



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

**New office conversion - To Let 1850 sq ft**



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and property consultants

## COMMERCIAL

### 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

This office comprises part of a newly converted former dairy.

Unit B is self contained with an impressive entrance on the side of the building.

The building is single storey and open plan, with separate kitchen and WC facilities.

There is ample parking available opposite the building.

The space also benefits from air conditioning and underfloor heating.

### Floor Areas

Suite B – 1850 sq ft (171.87 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

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

### Business Rates

To be assessed.

### Service Charge

To be advised.

**Subject to contract, accounts & satisfactory references.**

**A rent deposit may be required.**

### Disclaimer

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- (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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Contact Rupert Farrant  
or Josh Olney on

**01892 552 500**

info@durlings.co.uk  
www.durlings.co.uk

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



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property professionalism worldwide

Photographs of Unit 1



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**Viewing Details**

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