



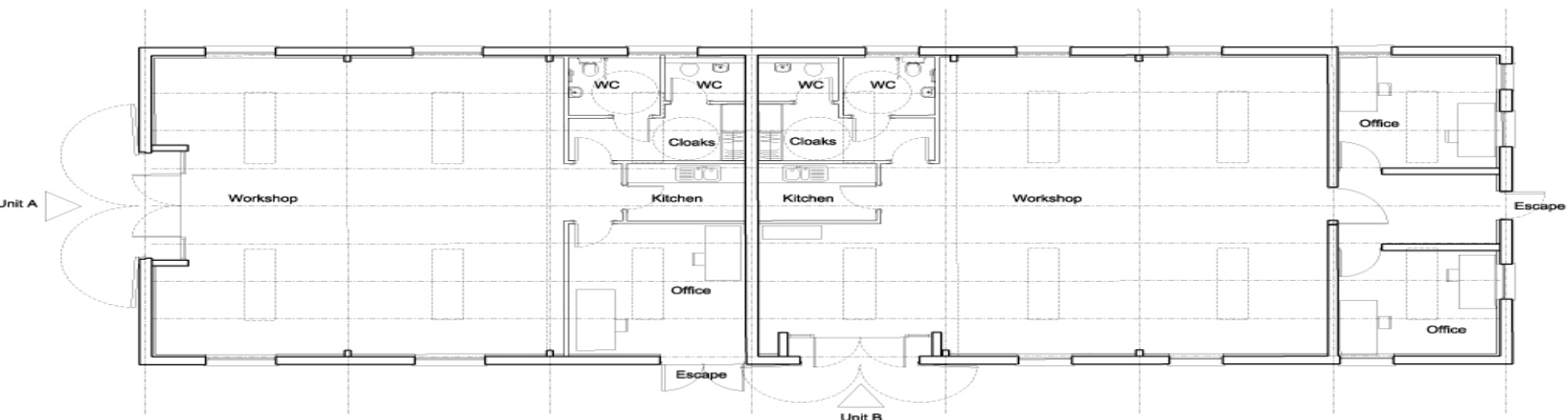
durlings

chartered surveyors
and property consultants

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

Forthcoming office development To Let – 1420 & 1850 sq ft

To be converted – available from November 2016



chartered surveyors
and property consultants

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) – **Under Offer**

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

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

Completion / Occupation

Estimated November 2016

Business Rates

To be assessed.

Subject to contract, accounts & satisfactory references.

A rent deposit may be required.

Disclaimer

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (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;
- (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.
- (v) 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.

COMMERCIAL

Viewing Details

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



RICS

The mark of
property professionalism worldwide