



chartered surveyors
and property consultants



Aurora House • Chiddingstone Causeway • Tonbridge • Kent TN11 8JU

Office Building - To Let - 1145 sq ft (106.30 sq m)



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Location

Aurora House is situated in Chiddingstone Causeway, and directly fronting the B2027, equidistant between Edenbridge and Tonbridge, each around 4.5 miles away. Penshurst station is around 1/3rd mile away, with two stops to Tonbridge and then direct services to London.

Description

A detached self-contained two storey office building providing an open plan first floor office area, and two separate offices, kitchen, ladies & gents WCs and reception / hall on the ground floor.

These offices are in refurbished condition to a good quality and includes air conditioning and handling.

There is ample on-site parking directly in front of the building with a minimum of 6 car spaces.

Floor Area

1145 sq ft (106.3 sq m)

Tenure

Leasehold – new lease terms by arrangement

Rent

£14,500 per annum, exclusive of all other outgoings

Business Rates

The rateable value with effect from 1st April 2017 is proposed at £10,000. Small Business Rates Relief will be available to qualifying businesses.

Legal Costs

Each party to be responsible for their own costs.

Viewing

Strictly by appointment through the sole letting agents – Durlings.

SUBJECT TO REFERENCES & ACCOUNTS

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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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- (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.

Details prepared – 16/03/17

COMMERCIAL

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