



durlings

chartered surveyors  
and property consultants

2a The Potting Sheds • Eridge Park • Eridge (Tunbridge Wells) TN3 9JT

**Office / Food Preparation Premises - To Let - 235 sq ft (21.83 sq m).**





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## Location

Eridge Park is situated on the main road between Crowborough and Tunbridge Wells (A26), approximately 2 miles south of Tunbridge Wells. There is good road access via A26/A21 to the M25 at junction 5, also Maidstone and the M20.

There is a main line train station at Eridge Green, within 1.5 miles.

Other local amenities include the Nevill Crest & Gun Pub & Restaurant, which is a short walk, and Fullers Butchers & Farm Shop situated on Bunny Lane, close by.

## Description

A self-contained, ground floor, open plan premises.

Previously used for chocolate making, but suitable for office use.

There is ample parking on the estate.

## Floor Area

235 sq ft (20.83 sq m)

## Tenure

Leasehold

## Rent

£3,500 per annum, exclusive of all other outgoings.

## Terms

New lease by arrangement.

## Business Rates

To be advised.

## Service Charge

To be advised

## Viewing

By appointment through Durlings– 01892 552500

[office@durlings.co.uk](mailto:office@durlings.co.uk)

## Important Note

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;

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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

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(v) Whilst we endeavour 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.

**SUBJECT TO CONTRACT, AND SATISFACTORY REFERENCES AND ACCOUNTS**

Details prepared – 02/10/17

## COMMERCIAL

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