



chartered surveyors
and property consultants



Former Edenbridge Library (Sunnyfields Day Nursery) • Church Street • Edenbridge • Kent TN8 5BD

Children's Day Nursery or D1 Use - To Let - 2649 sq ft (246 sq m)

Suitable for a variety of alternative uses - including offices (stp)

COMMERCIAL

Location

The North West Kent town of Edenbridge is located approximately 10 miles to the west of Tonbridge and approximately 8 miles north of East Grinstead. Access to the A22, via Lingfield, is approximately 5 miles to the west, and the A25 (Westerham), 5 miles to the north, which provides access to the A21 and M25 a further 3 miles to the east.

Main line rail services are provided from Edenbridge to London Victoria with a typical journey time of approximately 55 minutes.

The property is located directly off the High Street, to the east, in the centre of Edenbridge, with a wide range of retail and leisure amenities close by.

Description

A Grade II listed building comprising the former Edenbridge Library, on a self-contained site, originally a 19th century school to the St Peter's and St Paul's Church, which is next door. The property has been subject to a comprehensive conversion to its current use as a children's day nursery. This has involved the installation of a mezzanine floor in the central part of the building.

The **ground floor** comprises two large open plan play areas either side of a large hallway / lobby. In addition there is a separate kitchen; WC block, an offices, two separate WCs; and boiler room.

On the **first floor** there is a further open plan play area: laundry room, WC; and two separate staff rooms.

Floor Areas

The property has the following gross internal floor areas:

Ground –	1777 sq ft (165 sq m)
Mezzanine –	872 sq ft (81 sq m)
Total -	2649 sq ft (246 sq m)

Currently there is a good sized enclosed outside play area which could increase the existing parking provision of 8 cars.

Terms

A new lease on a full repairing and insuring basis is available by arrangement.

Rent

£40,000 per annum, exclusive of all other outgoings.

Business Rates

Described as "Day Nursery & Premises" with a rateable value of £25,750.

Viewings

By appointment & accompanied.

Subject to contract, receipt of references & accounts.

Disclaimer: See website – durlings.co.uk

Details prepared – 23.07.18





Further Details:

Contact Julie Chalmers or Rupert Farrant – **01892 552500** – info@durlings.co.uk - 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED – **durlings.co.uk**

