



durlings

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2 The Courtyard • Eridge Park • Eridge • Tunbridge Wells • TN3 9JT

**Period Self Contained Office / Studio - To Let - 706 sq ft (65.6 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, a short walk, and also Fuller's Delicatessen & Farm Shop, situated on Bunny Lane, close by.

## Description

A self-contained period office / studio building arranged over ground and mezzanine levels. The ground floor comprises two separate areas, with a small kitchen and WC, and the mezzanine is open plan with roof lights. There is ample on-site parking.

High Speed Broadband is available at a discounted rate of £50 per month.

## Floor Areas

This property has the following net internal areas:

Ground –	301 sq ft (28.0 sq m)
Mezzanine –	405 sq ft (37.7 sq m)*
<b>Total -</b>	<b>706 sq ft (65.7 sq m)</b>

\*202 sq ft (18.8 sq m) under 4'11" (1.5m)

## Terms

New lease by arrangement

## Rent

£8,000 per annum, exclusive of all other outgoings.

## Business Rates

The rateable value is £6400. Small Business Rates Relief may be available subject to qualifying factors.

## Service Charge

For the current year - £773.44 pa

Electricity is charged according to usage.

Water is charged nominally at £75 every six months

The landlord will insure and the tenant will pay the buildings insurance - currently £157.00 pa

## Legal Costs

Each party to bear their own costs.

## 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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(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  
A RENT DEPOSIT WILL BE REQUIRED**

Details amended 20.09.19

# COMMERCIAL

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