

A modern, single-story wooden studio office with a corrugated metal roof. The building features vertical wood cladding and large glass doors and windows. A wooden deck runs along the front, with a small outdoor table and chairs on the right. The building is situated on a grassy area with trees in the background.

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chartered surveyors  
and property consultants

**The Studio • Bensfield Farm • Wadhurst Road • Best Beech • Wadhurst • East Sussex TN5 6JR**  
**Self-contained Studio Office - To Let - 365 sq ft (33.66 sq m).**



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## Location

Best Beech is situated approximately 2 miles to the west of Wadhurst on the B2100, via Durgates, Mark Cross and the 267 (Tunbridge Wells to Heathfield) is a further 2 miles to the west.

Tunbridge Wells is approximately 7 miles to the north.

Wadhurst main line train station is also 2 miles away, providing a direct link to London Stations with a journey time of just over 1 hour.

Bensfield Farm is accessed directly off the Wadhurst Road, on the south side, just past Beech Hill.

## Description

This self-contained office has been recently constructed in a contemporary style using traditional timber materials.

The space is open plan and provides for a kitchenette and WC.

The ceilings are vaulted and there are ceiling hung lighting cassettes.

There is excellent natural light with double glazed French doors, opening out to a terrace.

There is parking provision on site and use of a separate meeting room (by arrangement).

## Floor Area

365 sq ft (33.66 sq m)

## Terms

A new lease term by arrangement.

## Rent

£6000 per annum, exclusive of all other outgoings.

## Business Rates

To be assessed.

## Service Charge

To be advised.

## Viewings

Strictly by appointment only.

## Important Note:

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**Subject to accounts & references**  
**A rent deposit will be required**

Details prepared – 11.11.18

## COMMERCIAL

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