



durlings

chartered surveyors
and property consultants



Bridge House • 97-101 High Street • Tonbridge • Kent TN9 1DR

Modern Open Plan Offices - To Let - 2650 sq ft (246 sq m)

COMMERCIAL

Location

Tonbridge is a principal Kent town some 35 miles south east of London and located just to the east of the A21 (T), approximately 3 miles to the north east of Tunbridge Wells and around 10 miles south of junction 5 of the M25.

At the end of the High Street there is mainline station providing a fast and frequent service to London with a typical journey time of 40 minutes.

Bridge House is a prominent purpose built office building, on the corner of the High Street and Lyons Crescent close by to Tonbridge Castle.

Description

Although essentially an open plan area, there are demountable partitioned offices and meeting rooms. In addition there is a waiting room/ reception lobby.

There is direct access to a small communal courtyard garden area with seating.

The building is served by a lift and has communal ladies & gents WCs.

These offices have 2 designated undercroft car spaces.

Floor Area

Net internal floor area of **2650 sq ft** (246 sq m).

Amenities

- **Carpeted**
- **Voice & Data floor boxes**
- **Suspended ceilings with integral lighting**
- **Aluminum double glazed windows**
- **2 car spaces**
- **Gas fired thermostat controlled radiators**

Rent

£42,400 per annum, exclusive of all other outgoings.

Lease Terms

New lease by arrangement.

Business Rates

Rateable Value - £37,250. Interested parties are advised to check the rates payable directly with Tonbridge & Malling Borough Council – 01732 844522.

Service Charge

On application.

Further Information / Viewings

Contact the letting agent's offices. – **Durlings** – 01892 552500 – office@durlings.co.uk

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Details revised – 22.08.19

Subject to contract & lease

Subject to receipt of satisfactory references & accounts





