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

**Modern Open Plan Offices - To Let – Various - 485 - 2650 sq ft (45 - 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

Open plan areas are available of varying sizes. In addition there is a large communal waiting room/ reception lobby.

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

The building is served by a lift and has communal ladies & gents WCs on each of the upper floor, with disabled compliant facilities on the ground.

## Availability Schedule

2a – **1066 sq ft** (99 sq m) – 1 car space

2b – **861 sq ft** (80 sq m) – 1 car space

2c – **485 sq ft** (45 sq m)

2 – **2650 sq ft** (246 sq m) – whole – 2 car spaces

## Amenities

- Lift
- Carpeted
- Voice & Data floor boxes
- Suspended ceilings with integral lighting
- Aluminum double glazed windows
- Secure on site parking
- Gas fired thermostat controlled radiators
- Ladies & Gents WCs

## Rents

2a - £17,000 per annum

2b - £15,000 per annum

2c - £9,750 per annum

2 - £42,400 per annum

The above rents are exclusive of all other outgoings.

## Lease Terms

New flexible lease terms by arrangement.

## Business Rates

To be reassessed.

## Service Charge

On application.

## Further Information / Viewings

Contact the letting agent's offices. –Durlings – 01892 552500 – [office@durlings.co.uk](mailto:office@durlings.co.uk)

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Details revised – 05.07.21

**Subject to contract & lease**

**Subject to receipt of satisfactory references & accounts**



