



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

**£45,000** per annum, exclusive of all other outgoings.

## Lease Terms

New lease by arrangement.

## Occupation

From July 2019.

## 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](mailto:office@durlings.co.uk)

## 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;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor 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.

Details prepared – 05.02.19

**Subject to contract & lease**

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





