



chartered surveyors  
and property consultants



**The Old Winery • Lamberhurst Vineyard • Lamberhurst • Kent TN3 8ER**  
**Offices - To Let - 1100 / 1470 / 2065 / 4635 sq ft**



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## COMMERCIAL

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### Location

Lamberhurst Vineyard is a well-known landmark, situated on the B2169, on the edge of Lamberhurst Village. The Vineyard is located approximately 6 miles to the east of Tunbridge Wells, via the B2169, or the A21, which is located within ½ a mile, to the west where you pick up the new bypass, next to Scotney Castle. The closest main line train station is located at Bells Yew Green (Frant Station), approximately 4 miles to the west, with a typical journey time to the capital of around 1 hour.

The M25 can be accessed at Junction 5, via the A21 (T), approximately 18 miles to the north.

The village offers a convenience store, with a wide range of goods, along with a bakers, butchers, hairdressers, and dry cleaners. There are 3 Pubs / Restaurants, the closest being The Vineyard, which is actually on the Vineyard's estate.

### Description

The offices form part of a former bonded wine warehouse, which has undergone comprehensive redevelopment and refurbishment to provide a range of distinctive open-plan office areas. These form 3 adjoining self-contained ground floor offices, each being predominately open plan. There are two sets of communal ladies and gents WC facilities, including a disabled compliant WC.

There are up to 12 demised car spaces directly in front of the offices, along with additional over flow parking next to The Vineyard pub.

There are 3 adjoining office suites available to lease in isolation or combined.

### Floor Areas

We have calculated the following net internal floor areas-

<u>The Old Bottling Room</u> –	Offices -	1100 sq ft
<u>The Bottling Room (reception)</u> –	Main Office area –	924 sq ft
	Kitchen / store area –	125 sq ft
	Offices & Stores-	421 sq
<u>Units A &amp; B-</u>	Offices & Meeting Room	2065 sq ft
	<b>Total</b>	<b>4635 sq ft</b>

There are up to 12 designated car spaces with additional over flow parking next to the Vineyard PH.

### Rents

<u>The Old Bottling Room -</u>	<b>£18,500 pax</b>
<u>The Bottling Room -</u>	<b>£16,120 pax</b>
<u>Units A &amp; B (tech. office) –</u>	<b>£23,000 pax</b>

### Terms

Leasehold – Assignment or under leases are available for a term expiring 24<sup>th</sup> March 2021.

Longer lease terms may be available, subject to landlord's agreement.

### Business Rates

<u>The Old Bottling Room -</u>	RV - £14,250
<u>The Bottling Room -</u>	RV - £13,250 & £5800
<u>Units A &amp; B -</u>	RV - £27,250

### Service Charge

Details on request

### Viewings

By appointment.

**Subject to contract and receipt of accounts & references.**

