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Ashdene House • Langton Road • Langton Green • Tunbridge Wells • Kent TN3 0HL

**Office / Retail Unit - To Let – 350 sq ft (32.57 sq m)**




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## Location

Langton Green is situated just outside Tunbridge Wells, approximately 2 miles to the west of the common.

The property is situated in a mixed parade of both local retailers and private residences.

Ashdene House is situated directly on Langton Road (A264).

This road provides access to East Grinstead and Gatwick, 12 and 20 miles respectively.

## Description

Ashdene House comprise a period double fronted property arranged as office / retail premises on the ground floor, and 5 office rooms at first floor level.

These premises comprise an open plan front office / sales area with a bay window, and an ancillary area immediately to the rear.

## Floor Areas

### Ground (Right)

Shop - Main Sales Area – 24.67 sq m (265 sq ft)

Ancillary – kitchen / Store – 7.90 sq m (85 sq ft)

Total **32.57 sq m (350 sq ft)**

## Rent

**£8400 per annum** exclusive of all other outgoings.

The rent does not attract VAT.

## Lease

A new lease, on an internal only repairing basis, by arrangement.

## Utility Charges

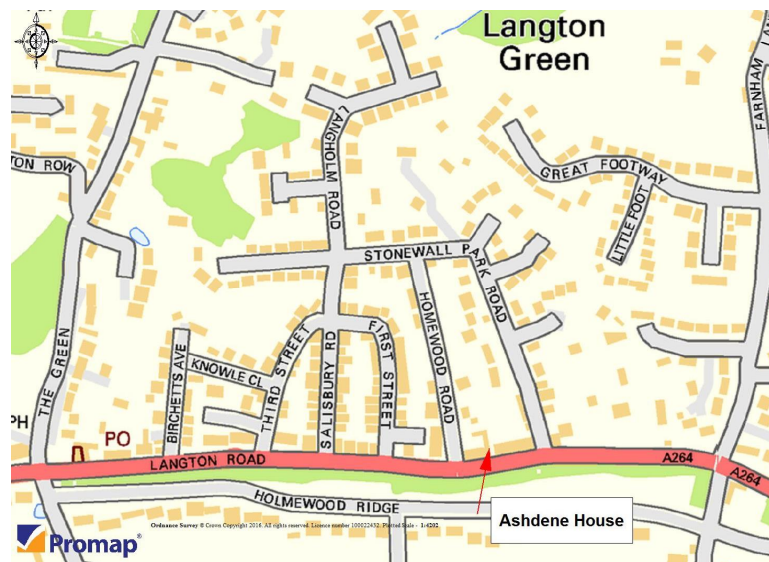
The tenant is to contribute towards electricity and gas charges, which for the current year is running at approximately £37/ month.

## Business Rates

Rateable Value is £6400. Small Business Rates Relief is available subject to qualifying factors.

## Viewing Arrangements

By appointment and accompanied.



Details prepared - 18.03.19

# COMMERCIAL

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