



durlings

chartered surveyors
and property consultants

The Forge • 4 Nevill Estate Yard • Eridge • (Tunbridge Wells) • East Sussex TN3 9JR

Office Building - To Let - 405 sq ft (37.63 sq m)

Location

The Estate Yard is situated on the main road between Crowborough and Tunbridge Wells (A26), approximately 2 miles south of Tunbridge Wells. There is good road access via A26/A21 (T) to the M25 at junction 5, also Maidstone and the M20. There is a main line train station at Eridge Green, within 1.5 miles. Other local amenities include the Nevill Crest & Gun pub and restaurant, a short walk, and also Fuller's Farm Shop on Bunny Lane.

Description

A single storey detached property which is open plan, with vaulted ceilings and exposed beams. Included is a small kitchenette and WC. The property has electric heating and is alarmed. There is ample onsite parking. The estate also has access to fast internet connectivity, with up to 100mbg of capacity.

Floor Area

405 sq ft (37.63 sq m)

Tenure

Leasehold

Rent

£6,500 per annum, exclusive of all other outgoings.

Terms

New lease – by arrangement

Business Rates

Rateable Value is £6800 – Small Business Rates Relief applies – subject to qualifying factors.

Service Charge

On application.

Energy Performance Certificate

This property is exempt from requiring a certificate due to its size.

Viewing Arrangements

By appointment and accompanied.

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;
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- (vi) 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.

**Subject to contract and lease,
Subject to satisfactory accounts & references.
A rent deposit shall be required.**

20.03.19



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COMMERCIAL

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