



durlings

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and property consultants

The Old Coach House • Eridge Park • Eridge (Tunbridge Wells) • East Sussex TN3 9JT
Self-contained offices in period building - To Let - 709 sq ft (65.84 sq m)
A further 737 sq ft available in the adjoining building



Library photos

Location

Eridge Park 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 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 & Restaurant, a short walk, and also Fullers Butchers, Delicatessen & Farm Shop, situated on Bunny Lane, close by.

Description

A self-contained single storey office building, currently arranged as a principal open plan office area; a separate private office / meeting room; kitchen and storeroom, with ample on-site parking and the use of a shared garden with the adjoining property (The Studio). High Speed Broadband is available at a discounted rate of £50 per month.

Floor Areas

Offices - 556 sq ft (51.65 sq m)
Stores - 111 sq ft (10.28 sq m)
Kitchen - 42 sq ft (3.91 sq m)
Total **709 sq ft** (65.84 sq m)

Rent

£10,000 per annum, exclusive of all other outgoings.

Terms

New lease terms by arrangement.

Business Rates

Rateable Value - £7,400.

Interested parties are advised to check with Tunbridge Wells Borough Council regarding rates payable.

Service Charge

Annual Maintenance Charge - £1,010 approx.
Water and electricity are billed dependent upon usage
Annual Buildings Insurance premium – £280

Viewing arrangements

Strictly by appointment and accompanied.

Important Note

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SUBJECT TO CONTRACT, AND SATISFACTORY REFERENCES AND ACCOUNTS

Details amended – 20/09/19



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COMMERCIAL

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