



Chartered surveyors
and property consultants



The Studio • Eridge Park • Eridge (Tunbridge Wells) • East Sussex TN3 9JT

Period self-contained office building - To Let - 737 sq ft (68.47 sq m)

(Adjoining building also available providing a further 709 sq ft)



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Location

Eridge Park is situated off the A26 between Crowborough and Tunbridge Wells, approx 2 miles south of Tunbridge Wells. There is good road access via A26/A21 to the M25 at junction 5, and also to Maidstone and the M20. Eridge main line train station is within 1.5 miles. Local amenities include the Nevill Crest & Gun Pub & Restaurant and Fullers Butchers, Delicatessen & Farm Shop, on Bunny Lane, both close by.

Description

A self-contained period office building converted from former estate property and situated in a pleasant mews style environment. Arranged over 2 floors there is a principal office area, additional reception / hall / office, separate kitchen, store, WC, and first floor meeting room. There is ample on-site parking provision and a garden shared with the adjoining property (The Old Coach House). High Speed Broadband is available at a discounted rate of £50 per month.

Floor Areas

<u>Ground –</u>	
Main office –	350 sq ft
Reception/Office –	114 sq ft
Kitchen –	59 sq ft
Store Room –	77 sq ft
<u>First –</u>	
Meeting Room / Office –	137 sq ft
Total -	737 sq ft (68.47 sq m)

Tenure

Leasehold

Rent

£8,500 per annum exclusive of all other outgoings.

Terms

New lease by arrangement.

Business Rates

Rateable Value - £7,900

This property qualifies for Small Business Rate Relief exemption and interested parties should check with Tunbridge Wells Borough Council.

Service Charge

Annual Maintenance Charge - £967.82

Water and electricity are billed dependent upon usage

In addition an annual buildings insurance premium is payable – £280

Viewing

Strictly by appointment through the agent's offices:

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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- (v) Whilst we endeavour 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 SATISFACTORY REFERENCES AND ACCOUNTS

Details amended – 20/09/19

COMMERCIAL

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