



chartered surveyors
and property consultants



2 The Barn • Bunny Lane • Eridge (Tunbridge Wells) • East Sussex TN3 9BY

Warehouse Premises - To Let - 2626 sq ft [244 sq m]- (plus mezzanine – 1938 sq ft [180 sq m])

Potential for alternative uses – subject to consents



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COMMERCIAL

Location

Bunny Lane is accessed directly off the Tunbridge Wells to Crowborough road - Eridge Road (A26), and this property is located close to the junction, some 2.5 miles south of Tunbridge Wells.

Description

The premises comprise the rear section of a purpose-built commercial building, with the front part operated as a farm shop and butchers. The building was constructed in 2012. The building is of steel portal frame construction with a finished concrete screed floor. The roof is covered with insulated profiled steel roof panels. The building has been timber clad to provide a rural aesthetic, albeit with a modern internal specification. There is a roller shutter door. Due to the generous floor to ceiling height a mezzanine floor has been installed, the floor to ceiling height, under the mezzanine area, is 3.15m. An office area has been formed with demountable partitions. The premises have 2 WCs and a separate kitchen.

Consideration will be given to alternative uses – subject to all the necessary consents.

Accommodation

Ground -	2626 sq ft	(244 sq m)
Mezzanine -	1938	(180 sq m)
Total -	<u>4564 sq ft</u>	(424 sq m)

Tenure

Leasehold

Rent

£21,000 per annum, exclusive of all other outgoings.

Terms

New lease terms by arrangement.

Business Rates

Rateable value of £12,000 – Small Business rates relief may apply, subject to qualifying factors. Interested parties are advised to clarify the amount payable directly with the local authority.

Service Charge

Details on application.

Viewing Arrangements

By appointment through agent's office.

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