



durlings

chartered surveyors  
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).

There is a private high-speed radio leased line internet network installed on the Estate and the operator, Orbitalnet, supplies two packages: the first provides a 10Mbps/10Mbps symmetric (same upload speed as download) and the second provides a 30Mbps/30Mbps connection.

### 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 - 19/08/19



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**COMMERCIAL**

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