



chartered surveyors
and property consultants



1 The Hall • Turners Green Road • Sparrows Green • Wadhurst • East Sussex TN5 6TR

Office - To Let – 796 sq ft (93.95 sq m)



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Location

The Hall is situated approximately 0.5 miles north of Wadhurst High Street in a predominantly residential area, and opposite Sparrows Green recreational fields and tennis club.

The villages mainline train station is around 1.2 miles distant, where there are direct services to London Bridge, Cannon Street and Charing Cross, with a travel time from around 55 minutes.

The High Street offers a range of leisure and retail facilities.

Description

The property comprises the major part of a former church hall which is single story, and with the benefit of parking directly in front.

The office is arranged as three areas, and a good-sized kitchen and break out area to the rear, along with ladies & gents WCs.

The offices benefit from wall mounted air handling units providing both heating and cooling.

Floor Area

796 sq ft (73.95 sq m)

Tenure

Leasehold

Rent

£9950 per annum exclusive of all other outgoings.

Terms

New lease, by arrangement.

Business Rates

The rateable value is £5500 – Small Business Rates Relief will apply, with nil charge, subject to certain qualifying factors.

Viewing Arrangements

By appointment only.

Important Note:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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(v) 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**
- **Subject to accounts and references**
- **A rent deposit will be required**

Details Prepared: 30th October 2019

COMMERCIAL

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