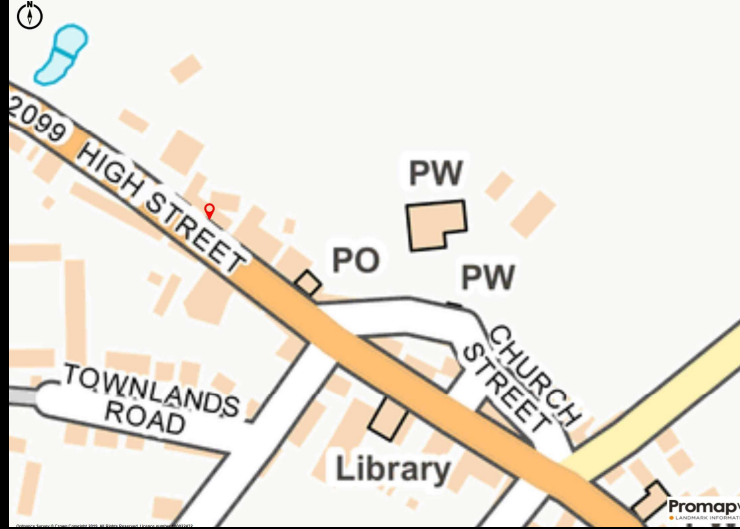




Helix House • High Street • Wadhurst • East Sussex TN5 6AA  
**Office Building - To Let - 940 sq ft (87.3 sq m)**



**chartered surveyors  
and property consultants**

## COMMERCIAL

### Location

The popular market town of Wadhurst lies approximately 5 miles south of Tunbridge Wells. The town serves a wide hinterland and has the benefit of a mainline train station providing regular direct services to London stations, being around 1.25 miles distant. Helix House is situated in the heart of the village, and benefits from a wide range of facilities, including a supermarket and two pubs.

### Description

An attractive period terraced building arranged over ground, first and second (roof space) floors. There are three rooms on each the ground and first floors, with the second floor being open plan. There is a kitchenette and WC on the ground floor.

### Floor Areas

#### Ground Floor

Front Office (left) –	122 sq ft
Front Office (right) –	104 sq ft
Rear Office / Server Room –	70 sq ft
Kitchenette –	not measured
WC –	not measured

#### First Floor

Front Office (left) –	129 sq ft
Front Office (right) –	115 sq ft
Rear Office –	86 sq ft

#### Second Floor / Roof

Office –	312 sq ft
<b>Total</b>	<b>940 sq ft (87.30 sq m)</b>

### Rent

£10,500 per annum exclusive of all other outgoings.

### Terms

New lease terms by arrangement.  
Subject to contract & lease  
A rent deposit will be required

### Business Rates

The property is described as Office and Premises with a current rateable value of £9,200. We understand the uniform business rate for 2019/2020 is 49.3p in the £. Small Business Rates Relief will apply, subject to certain qualifying factors, where there is no charge.

### Viewing Arrangements

Strictly by appointment.

#### 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;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
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- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (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.

Details prepared– 09<sup>th</sup> December 2019

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