



Unit C Maple House • The Avenue • Tunbridge Wells • Kent TN2 3FW

New Retail / Office Unit – To Let – 465 sq ft on a new residential development of 550 dwellings, including a new school and set in over 200



chartered surveyors
and property consultants

COMMERCIAL

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Description

A major new residential development of 550 dwellings set in 205 acres and including 5 retail and office units.

Skinner's Academy Primary School has now re-located to a new purpose-built facility at the entrance to Knights Wood.

This remaining unit (marked 'C' on the site plan) is opposite the entrance to the school and in front of a central water feature, with the opportunity for outside seating. There is already a mini market open on site, with a dental surgery due to open soon.

The premises comprise a self-contained ground floor retail / office unit, with its own facilities.

The gross internal floor area is estimated at 465 sq ft (43.2 sq m) – to be verified.

The property has a wide user provision including - A1, A2, A3, A5, B1, D1, and D2.

Rent

£9750 per annum, exclusive of all other outgoings.

Terms

A new lease is available on terms to be agreed.
Uses and restrictions are available on application.

Service Charges

There shall be an estate charge levied on each unit of £365 per annum. A full repairing and insuring obligation will be required via a building service charge – details to follow.

Business Rates

To be assessed

Viewing

Strictly by appointment & accompanied.

Subject to contract, references, accounts & proof of finance.

A rent deposit will be required.

22.05.20.

