



chartered surveyors  
and property consultants

**Units 11 & 12 • Sham Farm • Eridge Green • Tunbridge Wells • Kent • TN3 9JA**  
**Offices - To Let – 584 & 854 sq ft - 100 mgb internet speed available**





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## COMMERCIAL

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### Location

Sham Farm is situated approximately 1 mile off the A26 (Tunbridge Wells to Crowborough Road), at Eridge Green. Sham Farm Road links Eridge Green to Rotherfield.

Tunbridge Wells is approximately 3 miles distant to the north, with Crowborough being a similar distance to the southwest.

### Description

Sham Farm comprises a rural business centre and part of Eridge Park, offering a mix of offices, light industrial, warehouse use, and includes a gym and children's nursery.

Units 11 & 12 are both offices suites, with Unit 11 located on the ground floor and Unit 12 on the first, both with countryside views over Eridge Park.

There is ample on-site parking.

\*\*Superfast Internet connectivity is available – details on request\*\*

#### Ground - Unit 11:

Office – **829 sq ft** (77.02 sq m)

Kitchen – 25 sq ft (2.32 sq m)

#### First - Unit 12:

Office – **584 sq ft** (54.26 sq m)

### Rents

Unit 11 - **£9,950 pax**

Unit 12 - **£6,950 pax**

### Terms

New lease terms available by arrangement.

### Business Rates

11 – RV - £9300

12 – RV - £6700

Small business rates relief may be applicable, subject to qualifying factors - details on request.

### Service Charge

Full details on application.

### Viewing

Strictly by appointment through sole letting agents.

