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and property consultants



**Unit 12 • Sham Farm • Eridge Green • Tunbridge Wells • Kent • TN3 9JA**  
Office - To Let – 584 sq ft (or 1 659 sq ft) - 100 mgb internet speed available



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COMMERCIAL

Details Revised 01.02.22

## 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 to the north, and Crowborough a similar distance to the southwest.

## Description

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

Unit 12 is an office suite located on the first floor with countryside views over Eridge Park.

The unit has 3 allocated car spaces in the car park.

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

**First Floor - Office – 584 sq ft** (54.26 sq m)

(Note: - The next-door office is available, providing a further 1075 sq ft - £9,950 pax)

## Rent

**£6,500 pax**

All rents are subject to VAT

## Terms

New lease terms available by arrangement.

## Business Rates

RV - £6700

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

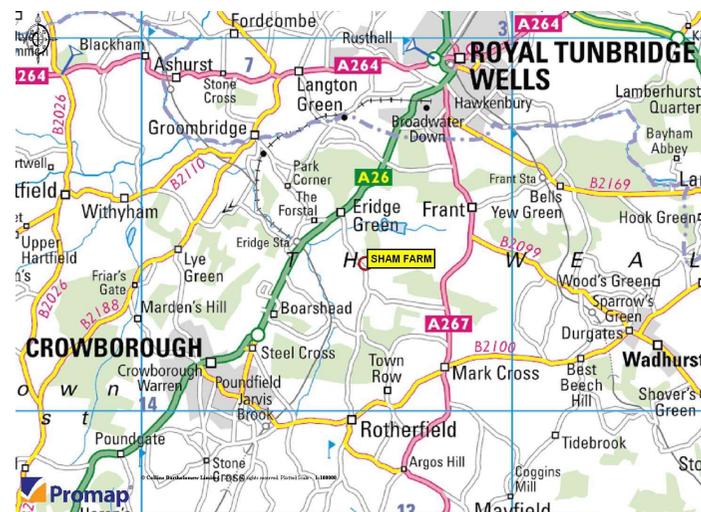
## Service Charge

Approx. £686 + VAT (where applicable) pa

Electricity is re-charged by way of a sub-meter.

## Viewing

Strictly by appointment through sole letting agents.



Contact Rupert Farrant  
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