



chartered surveyors  
and property consultants



**The Old Stables . Eridge Park . Eridge . (Tunbridge Wells) . East Sussex . TN3 9JT**

**Self-Contained Office Premises - 1850 sq ft (172 sq m) – To Let**



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## Location

Eridge Park is situated approximately 2 miles south of Tunbridge Wells. on the main road to Crowborough (A26), There is good road access via A26/A21 to the M25 at Junction 5, around 20 miles to the north.

There is a main line train station at Eridge Green, within 1.5 miles, with services to East Croydon and Victoria.

Other local amenities include The Nevill Crest & Gun Pub & Restaurant, a short walk, and also Fullers Delicatessen & Farm Shop, situated on Bunny Lane, close by.

## Description

These self-contained offices have been converted from a Grade II listed, former stable courtyard, and predominately arranged over 1<sup>st</sup> floor level, with a large double height entrance hall with feature open staircase.

At 1<sup>st</sup> floor level there is a principle open plan office area, together with a meeting room, a separate director's office, and store /server room.

The office partitions are glass, retaining the original oak frame within as a feature.

There is a kitchen at ground floor level, with WC facilities on the ground floor. Also, at ground floor there is a large additional store/office area, with self-contained access.

There is ample on-site parking.

**The estate has access to super-fast internet connectivity, with up to 100 mgb of capacity.**

## Floor Area

**1850 sq ft** (172 sq m)

## Rent

**£26,000 per annum**, exclusive of all other outgoings.

## Terms

New lease by arrangement.

## Business Rates

The rateable value is £15,750. Interested parties should make their own enquiries directly to the local authority to establish the amount payable.

## Service Charge

On application.

## Viewing Arrangements

Strictly by appointment through the agent's offices:

## 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;

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(v) Whilst we endeavour 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, AND SATISFACTORY REFERENCES AND ACCOUNTS**



## COMMERCIAL

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