



chartered surveyors  
and property consultants



Bluebell Court • Sovereign Way • Tonbridge • Kent TN9 1FU

**Modern Open Plan Offices - To Let - 2200 sq ft (204 sq m)**





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## Location

Bluebell Court is in a town centre position, just off the High Street within 600 metres of Tonbridge mainline train station which provides a frequent direct train service to central London stations, including London Bridge, Waterloo East, Cannon Street, and Charing Cross.

There is easy access to the A21(T) within 1.5 miles and to Junction 5 at Sevenoaks, a further 12 miles to the north. The property is opposite Waitrose supermarket, which has the benefit of a large pay & display car park.

## Description

Modern offices in a purpose-built mixed-use building.

An open plan office arrangement, except for a demountable partitioned meeting room and a large kitchen area with Ladies & Gents WC facilities beyond – **2200 sq ft**, to include kitchen area. Front terrace area.

Business parking permits available – details on application.

## Amenities

**Air conditioning**

**Town centre location**

**Tonbridge train station - 600m**

**Extensive pay and display parking opposite**

**Double glazed windows**

**Separate kitchen area**

**Ladies & Gents WCs**

**Under floor compartment trunking**

## Terms

New lease by arrangement.

## Rent

**£31,000 per annum**, exclusive of all other outgoings.

## Business Rates

From the VOA website, the accommodation has an RV of £34,000.

The UBR for 2021/2022 is 49.9p in the £

## Service Charge

Details on application.

## Viewing Arrangements

Strictly by appointment through the joint – sole agent's offices – Durlings – **01892 552500**

## 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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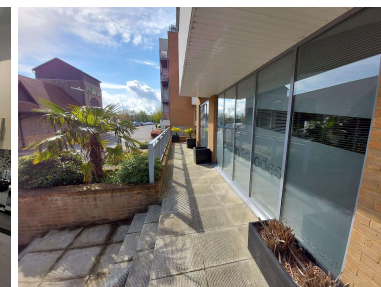
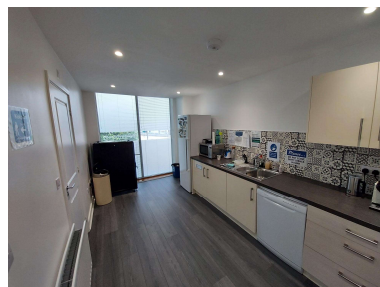
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(v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

**Subject to accounts and references. A rent deposit shall be required.**

Details Revised – 02/11/2021



## COMMERCIAL

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