

durlings

chartered surveyors  
and property consultants



**Bridge House • 97-101 High Street • Tonbridge • Kent TN9 1DR**  
**Modern Open Plan Offices - To Let – Various - 485 - 5300 sq ft (45 - 492 sq m)**

# COMMERCIAL

## Location

Tonbridge is a principal Kent town some 35 miles south east of London and located just to the east of the A21 (T), approximately 3 miles to the north east of Tunbridge Wells and around 10 miles south of junction 5 of the M25.

At the end of the High Street there is mainline station providing a fast and frequent service to London with a typical journey time of 40 minutes.

Bridge House is a prominent purpose-built office building, on the corner of the High Street and Lyons Crescent close by to Tonbridge Castle.

## Description

Open plan areas are available of varying sizes. In addition, there is a large communal waiting room/ reception lobby.

There is access to a small courtyard garden area with seating.

The building is served by a lift and has communal ladies & gents WCs on each of the upper floor, with disabled compliant facilities on the ground.

## Availability Schedule

### First

2a – **1066 sq ft** (99 sq m) – 1 car space

2b – **861 sq ft** (80 sq m) – 1 car space

2c – **485 sq ft** (45 sq m)

(b&c can be combined)

2 – **2650 sq ft** (246 sq m) – whole – 2 car spaces

### Second

4 – **2650 sq ft** (246 sq m) – whole – 2 car spaces

## Amenities

- **Lift**
- **Carpeted**
- **Voice & Data floor boxes**
- **Suspended ceilings with integral lighting**
- **Aluminum double glazed windows**
- **Secure on-site parking**
- **Gas fired thermostat-controlled radiators**
- **Ladies & Gents WCs**

## Rents

2a - £17,000 per annum

2b - £15,000 per annum

2c - £9,750 per annum

2 - £42,400 per annum

4 - £42,400 per annum

The above rents are exclusive of all other outgoings.

The rents do not attract VAT.

## Lease Terms

New flexible lease terms by arrangement.

## Business Rates

To be reassessed.

## Service Charge

On application.

## Further Information / Viewings

Contact the letting agent's offices. –Durlings – 01892 552500 – [office@durlings.co.uk](mailto:office@durlings.co.uk)

### Important Note:

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Details revised – 13.12.21

**Subject to contract & lease**

**Subject to receipt of satisfactory references & accounts**



