



chartered surveyors
and property consultants



The Studio • Eridge Park • Eridge (Tunbridge Wels) • East Sussex TN3 9JT

Self-contained period office building - To Let - 737 sq ft (68.47 sq m)



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COMMERCIAL

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22 Mount Ephraim Road, Tunbridge Wells, Kent
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Location

Eridge Park is situated on the main road between Crowborough and Tunbridge Wells (A26), approximately 2 miles south of Tunbridge Wells. There is good road access via A26/A21 to the M25 at junction 5, also Maidstone and the M20.

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

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

Description

A self-contained period office building converted from former estate property, situated in a pleasant mews style environment, with a range of other office space in various converted properties.

The Studio is arranged over 2 floors with the majority of the accommodation being on the ground floor and comprising a principal office area, and an additional reception / hall/ office, separate kitchen, store and WC. On the first floor there is a single meeting room.

There is ample on-site parking provision.

Floor Areas

<u>Ground –</u>	
Main Office –	350 sq ft
Reception/Office –	114 sq ft
Kitchen –	59 sq ft
Store Room –	77 sq ft
<u>First –</u>	
Meeting Room / Office –	137 sq ft
Total -	737 sq ft (68.47 sq m)

Tenure

Leasehold

Rent

£8,950 per annum exclusive of all other outgoings.

Terms

New lease by arrangement.

Business Rates

On application

Service Charge

On application

Viewing

Strictly by appointment through the agent's offices:

Important Note

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- (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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SUBJECT TO CONTRACT, AND SATISFACTORY REFERENCES AND ACCOUNTS