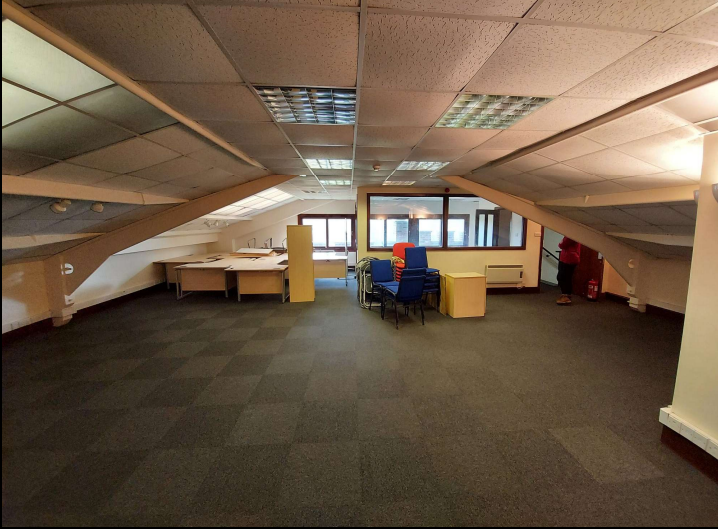




chartered surveyors
and property consultants



Unit 14a/14b • Sham Farm • Eridge Green • Tunbridge Wells • Kent • TN3 9JA
Office - To Let - 1075 sq ft (or 1659 sq ft) - 100 mgb internet speed available



chartered surveyors
and property consultants

COMMERCIAL

Contact Rupert Farrant
or Julie Chalmers on
01892 552 500
rupert@durlings.co.uk
julie.chalmers@durlings.co.uk
www.durlings.co.uk

22 Mount Ephraim Road, Tunbridge Wells, Kent
TN1 1ED



Disclaimer: See website – www.durlings.co.uk –
terms & conditions

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 14 comprises open plan offices located on the first floor with countryside views over Eridge Park. These offices have a partitioned kitchen area. There are allocated car spaces along with overflow parking provision.

Superfast Internet connectivity is available – details on request

First Floor - Office – 1075 sq ft (99.87 sq m)

(**Note** – Unit 12 is available (next door) providing a further 584 sq ft - £6,500 pax.)

Rent

£9,950 pax

All rents are subject to VAT

Terms

New lease terms available by arrangement.

Business Rates

There are currently to separate assessments-

14a RV - £8400

14b RV - £1575

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

Service Charge

On application.

Viewing

Strictly by appointment through sole letting agents.

