



chartered surveyors
and property consultants



Unit A Durgates Industrial Estate • Durgates • Wadhurst • East Sussex TN5 6DF
Refurbished Office Building To Let - 589 sq ft (54.67 sq m) – net internal



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Location

Wadhurst is a village situated approximately 5 miles southeast of Tunbridge Wells. There is a train station around 1 mile from the property which has a direct service to London with a travel time of approximately 1 hour. The property is at the entrance to a small business park, just off the B2099, which leads directly to Wadhurst High Street.

Description

A self-contained office building over ground and first floors and arranged as a series of offices – two rooms on each floor. There is a small kitchenette and a WC.

We understand there are 2 car spaces on the estate.

The building has been recently refurbished to include redecoration internally and externally and with new carpet fitted throughout.

There is gas fired heating.

Suitable for a wide range of alternative uses.

Floor Areas

Ground –	241 sq ft (22.38 sq m)
First –	348 sq ft (32.29 sq m)
Total –	589 sq ft (54.67 sq m)

Terms

A new lease is available by arrangement.

Rent

£8500 per annum, exclusive of all other outgoings.

Business Rates

Rateable Value : £7300 – the property qualifies for 100% Small Business Rate Relief.

Service Charge

£100 pcm to cover buildings insurance and external maintenance.

Energy Performance

The property has rating of D, and as such reaches the minimum standards.

Viewing Arrangements

Strictly by appointment through the sole agent's office.

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COMMERCIAL

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