



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 arranged over ground and first floor 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 –	<b>589 sq ft (54.67 sq m)</b>

### Terms

A new lease is available by arrangement.

### Rent

**£8500 per annum**, exclusive of all other outgoings.

### Business Rates

To be advised

### Service Charge

On application

### 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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