



chartered surveyors  
and property consultants

**The Glass Studio • Eridge Park • Eridge (Tunbridge Wells) • East Sussex TN3 9JS**  
**To Let - Artists Studio / Workshop - 409 sq ft**



## 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. 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 former artist's studio in a self-contained period building converted from former estate property, situated in a pleasant mews style environment comprising a range of office and studio spaces. The Glass Studio is single storey and comprising an open plan workspace with an open pitched vaulted roof space with excellent natural light. There is a separate WC. Eridge Park's entrance is CCTV and ANPR monitored.

## Floor Area

409 sq ft (38 sq m)

## Tenure

Leasehold

## Rent

£500 per calendar month, plus VAT and exclusive of all other outgoings.

## Terms

New lease by arrangement.

## Business Rates

Small Business Rates Relief will apply.

## Service Charge

Site maintenance approx.. £523pa

Water approx..£112 pa

Building Insurance approx. £78 pa

Electricity recharged based on a sub meter.

## Viewing

Strictly by appointment and accompanied.

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**SUBJECT TO CONTRACT, AND SATISFACTORY REFERENCES AND ACCOUNTS**



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**COMMERCIAL**

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