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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 a country estate located at Eridge Green, a couple of miles south of Tunbridge Wells on the A26, Crowborough - Tunbridge Wells road. There is easy access to the M25(J5) via A26 / A21. Eridge Green has a main line train station with services to London Bridge, Victoria, and Gatwick(via East Croydon). Other local amenities include The Nevill Crest & Gun (pub & restaurant) and Fullers Farm Shop (butchers & delicatessen).

Description :

A former artist's studio within a converted period estate building, situated in a pleasant mews environment. The Glass Studio is a single storey workspace with excellent natural light. The studio has a vaulted ceiling, new heaters and flooring, and self-contained facilities. Fibre is available. There is one car space directly outside the unit and ample visitor parking within the car park. The entrance to the estate is monitored via CCTV and ANPR for security.

Floor Area : 409 sq ft (38 sq m)

Tenure : Leasehold

Rent : £500 pcm ((£6,000 pa) exc of all other outgoing. VAT is not applicable

Terms : A new lease is available, by arrangement.

Business Rates :

Rateable Value : £4,350 - Small Business Rates Relief will apply.

Service Charge :

Site maintenance : approx.. £430pa / Water : approx..£112 pa / Building Insurance : approx. £64 pa / Electricity : recharged by way of a sub meter.

Viewings :

Strictly by appointment and accompanied.

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SUBJECT TO CONTRACT, AND SATISFACTORY REFERENCES AND ACCOUNTS

12th July 2023



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COMMERCIAL

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