



chartered surveyors  
and property consultants



**The Oast • Great Danegate • Eridge (Tunbridge Wells) • East Sussex TN3 9HU**  
**Newly Refurbished Offices - To Let – \*\* 348 sq ft remaining \*\***



# COMMERCIAL

## Location

Great Danegate comprises a model farm on the Kent/East Sussex border, in a delightful rural setting, yet within 1.5 miles from the A267 – Tunbridge Wells – Heathfield Road. Great Danegate is approximately 5 miles to the south of Tunbridge Wells. From Tunbridge Wells there are frequent rail services to London Stations, including Charing Cross, Cannon Street, London Bridge & Waterloo. There are also train service to East Croydon and London Victoria from Eridge Station, less than 3 ½ miles distant. Tunbridge Wells is approximately 14 miles from Junction 5 of the M25. Alongside The Oast, there is a recently refurbished dairy building, which now also provides new open plan office space.

## Description

The offices to be leased are within a two-storey detached Grade II listed former oast house having been converted into office space and now fully refurbished. There are exposed beams throughout and pitched ceilings. There is ample parking provision opposite. There are electric heating and cooling units in each office and also individual tea points. There are ladies and gents WCs on each floor. There is a 100Mbps leased line installed at the premises.

**Floor plans available on request.**

## Floor Areas & Rents

Unit	sqm	sq ft	£ / pax
1	63.5	683	11,000 – <b>LET</b>
2	32.34	348	5,950
3	18.1	195	3,950 – <b>LET</b>
4	55.44	597	9,500 – <b>LET</b>
5	32.34	348	5,950 – <b>LET</b>
6	18.1	195	3,950 – <b>LET</b>
7	16.49	177	3,750 – <b>LET</b>
Totals	236.31	2543	44,050

The above rents are exclusive of all other outgoings.

## Terms

New leases by arrangement.

## Business Rates

To be reassessed. It is anticipated Small Business Rates Relief will apply on certain suites – subject to qualifying factors.

## Service Charge

Details on application.

## Viewing Arrangements

**Strictly by appointment and accompanied.**

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**Subject to:** Contract; Availability; Finance & Accounts; Satisfactory References. A rent deposit will be required.

## Important Note

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- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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