



chartered surveyors
and property consultants



Unit 2 The Old Dairy • Great Danegate • Eridge • East Sussex • TN3 9HU
Self-contained open plan business space - To Let - 1850 sq ft
Suitable for a wide range of uses - **Flexible lease terms**

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 to Eastbourne 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 16 miles from Junction 5 of the M25. There is another office building next door, comprising a Grade II listed converted oast house, which has recently undergone comprehensive refurbishment.

Description

This space comprises part of a recently converted former dairy. Unit 2 is self-contained with an impressive entrance on the side of the building. The building is single storey and predominately open plan, with separate kitchen and WC facilities. There are also two smaller offices beyond the main area providing meeting rooms. There is ample parking available opposite the building. The space also benefits from air conditioning and underfloor heating. **Suitable for a wide range of alternative uses – medical, health & fitness, offices, showroom, etc.** – subject to planning.

Floor Area

Unit 2 – 1850 sq ft (171.87 sq m)

Lease

New flexible lease terms by arrangement on a full repairing and insuring basis.

Guide Rent

£25,000 per annum, exclusive of all other outgoings.

Business Rates

The Rateable Value is £19,000. Interested parties are advised to check the amount of rates payable directly with Wealden District Council – 01323 443322.

Service Charge

On application.

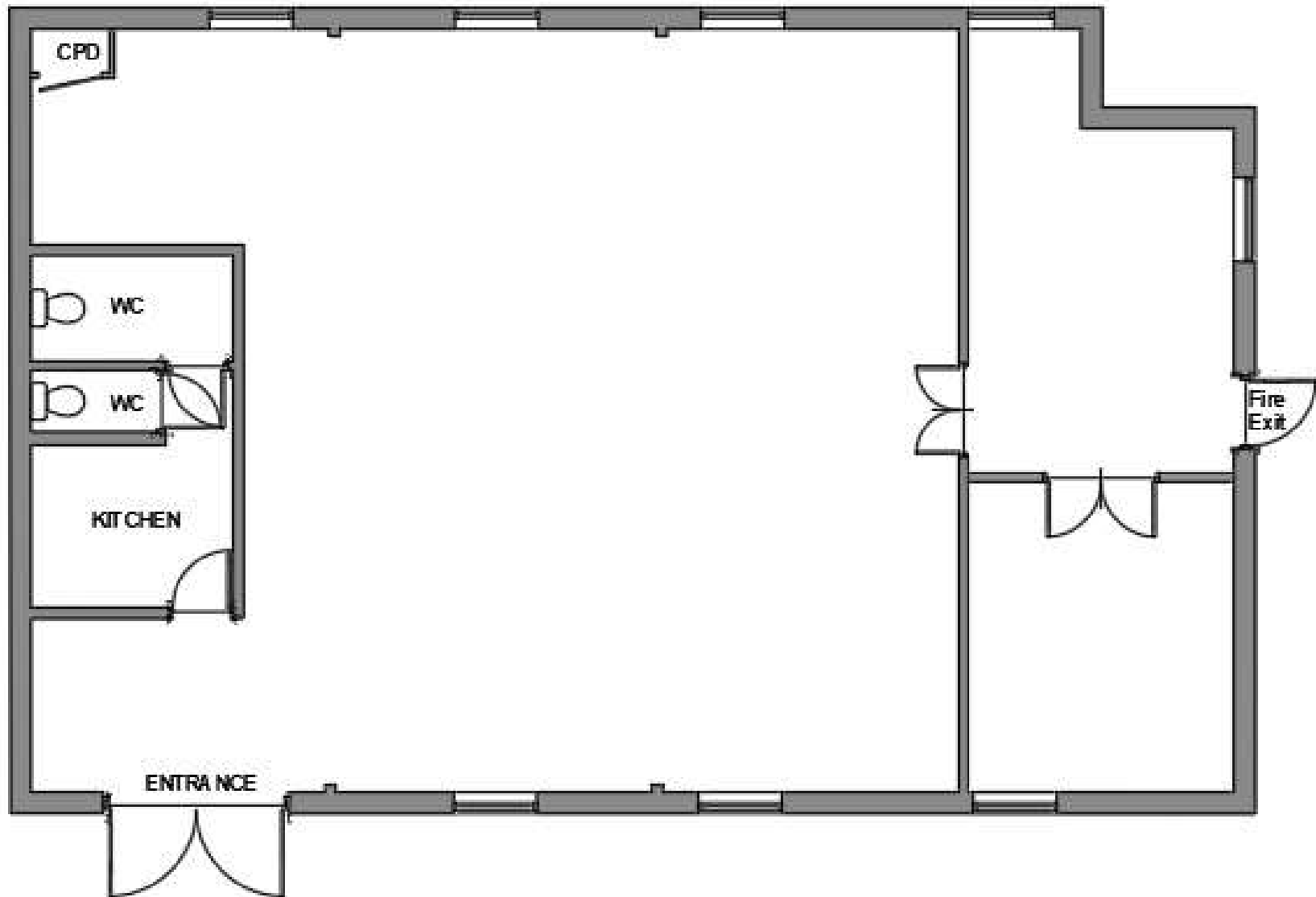
**Subject to contract, accounts & satisfactory references.
A rent deposit will be required.**



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Viewing Arrangements – Strictly by appointment as the offices are currently occupied

Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

