



chartered surveyors
and property consultants

2b The Potting Sheds • Eridge Park • Eridge (Tunbridge Wells) TN3 9JT

Office / Studio Premises - To Let - 265 sq ft (24.62 sq m)

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, also Maidstone and the M20.

There is a main line train station at Eridge Green, within 1.5 miles, with services to London Bridge via East Croydon.

Other local amenities include The Nevill Crest & Gun Pub & Restaurant, a short walk, The Deer Park Café and also Fullers Butchers & Farm Shop situated on Bunny Lane, close by.

Description

A self-contained, ground floor, open plan premises, suitable for office or workshop use. There is a tea point. Shared WC facilities.

There are 2 allocated car spaces with additional parking close by.

The estate has an ANPR security system and the car park is gated.

Floor Area

265 sq ft (24.62 sq m)

Tenure

Leasehold

Rent

£4,800 per annum, exclusive of all other outgoings.

VAT is applicable to the rent.

Terms

New lease by arrangement.

Business Rates

Rateable Value - £3,400

Service Charge

Approx. £375 pa, including insurance

Utilities are metered.

Viewing

By appointment only through Durlings – 01892 552500

office@durlings.co.uk

Important Note

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

(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;

(ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use

and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers

or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or

otherwise as to the correctness of each item.

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these may be mentioned in the particulars, they have not been tested by the Agents.

(v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point

which is of particular importance to you please contact the agents and we will be pleased to check the information,

particularly if you are proposing to travel some distance to view the property.

SUBJECT TO CONTRACT, AND SATISFACTORY REFERENCES AND ACCOUNTS.

A RENT DEPOSIT WILL BE REQUIRED



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COMMERCIAL

Contact Rupert Farrant
or Julie Chalmers on

01892 552 500

rupert@durlings.co.uk

julie.chalmers@durlings.co.uk

www.durlings.co.uk



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