



durlings

chartered surveyors
and property consultants



Unit 3 Wallcrouch Business Centre • High Street • Wallcrouch (Wadhurst) • East Sussex TN5 7JR

Self-Contained Offices - To Let - 969 sq ft



**chartered surveyors
and property consultants**

COMMERCIAL

Location

Wallcrouch Business Centre is situated 2 miles south east of Wadhurst directly off the B2099.

The A21 is 3.5 miles to the east, via Ticehurst.

Description

Wallcrouch Business Centre comprises a range of office and warehouse / storage units in a rural position
Self-contained single storey offices, comprising 4 rooms, including a kitchen, along with ladies and gents WCs.
5 on-site car spaces in front.

Floor Area

969 sq ft (90 sq m)

Rent

£11,500 per annum, exclusive of all other outgoings.

Terms

New lease by arrangement.

Business Rates

The premises has a Rateable Value of £6700.
Small Business Rates relief will apply.

Service Charge

The annual service charge budget attributable to this unit is £665. There is an additional charge for the relevant proportion of the annual building insurance premium, which is currently £446.

Viewing Arrangements

Strictly by appointment and accompanied.

T – **01892 552500**

Julie Chalmers – julie.chalmers@durlings.co.uk

Rupert Farrant – rupert@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.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor 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 & lease
- Subject to receipt of satisfactory references & accounts
- A security deposit will be required.

**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



RICS

The mark of
property professionalism worldwide