



chartered surveyors
and property consultants



The Studio • Bensfield Farm • Wadhurst Road • Best Beech • Wadhurst • East Sussex TN5 6JR
Self-contained Studio Office - To Let - 365 sq ft (33.66 sq m).



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and property consultants**

COMMERCIAL

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Location

Best Beech is situated approximately 2 miles to the west of Wadhurst on the B2100, via Durgates. Mark Cross and the 267 (Tunbridge Wells to Heathfield) is a further 2 miles to the west.

Tunbridge Wells is approximately 7 miles to the north.

Wadhurst main line train station is also 2 miles away, providing a direct link to London Stations with a journey time of just over 1 hour.

Bensfield Farm is accessed directly off the Wadhurst Road, on the south side, just past Beech Hill.

Description

This self-contained office has been recently constructed in a contemporary style using traditional timber materials.

The space is open plan and provides for a kitchenette and WC.

The ceilings are vaulted and there are ceiling hung lighting cassettes.

There is excellent natural light with double glazed French doors, opening out to a terrace.

There is parking provision on site for 2 cars and use of a separate meeting room (subject to availability).

Floor Area

365 sq ft (33.66 sq m)

Terms

A new lease term by arrangement.

Rent

£6000 per annum, exclusive of all other outgoings.

Business Rates

The rateable value if £4800. Small Business Rates Relief will apply.

Service Charge

Budget of £150 pcm for common areas and maintenance.

Electricity charged directly by a sub-meter.

Viewings

Strictly by appointment only.

Important Note:

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Subject to accounts & references

A rent deposit will be required