



chartered surveyors
and property consultants



2a The Potting Sheds • Eridge Park • Eridge (Tunbridge Wells) TN3 9JT
Office / Studio Premises - To Let - 235 sq ft (21.83 sq m).



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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. Other local amenities include the Nevill Crest & Gun Pub & Restaurant, which is a short walk, and Fullers Butchers & Farm Shop situated on Bunny Lane, close by.

Description

A self-contained, ground floor, open plan premises. There are two allocated car parking spaces. The estate has VLPR security.

Floor Area

235 sq ft (20.83 sq m)

Rent

£3,950 per annum, plus VAT and exclusive of all other outgoings.

Terms

New lease by arrangement.

Business Rates

To be advised. Small Business Rates Relief will apply.

Service Charge

Est. £400 plus VAT

Viewing

By appointment through Durlings- 01892 552500 office@durlings.co.uk

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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- (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



COMMERCIAL

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