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Unit N • The Brewery Business Centre • Bells Yew Green (Frant) • Tunbridge Wells • Kent TN3 9BS

Office Building – For Sale or To Let (reduced rent)* - 880 sq ft (81.75 sq m)



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Location

Bells Yew Green is situated some 2 miles to the south-east of Tunbridge Wells, via the B2169. This village benefits from a main line station, with direct services to London Bridge, Cannon Street, Waterloo East and Charing Cross, with a typical journey time of around 1 hour.

There is easy access to the A21 (T) approximately 2 miles to the east, via Kippings Cross roundabout. The Brewery Business Centre is located on the road to Frant, approximately ¼ mile past The Brecknock Arms.

Description

A self-contained office building, arranged over 2 floors.

The building offers open plan space over both levels, with the ground floor having a separate area with male & female WCs, and a kitchen.

The first floor has open vaulted ceilings. There is a separate meeting room/office off the main area.

Floor Areas

Ground Floor

Offices -	33.32 sq m (359 sq ft)
Kitchen Area -	6.71 sq m (72 sq ft)
WC's (male & female) -	not measured

First Floor

Offices -	29.66 sq m (320 sq ft)
Meeting room (off main area) -	12.01 sq m (129 sq ft)

Total **81.70 sq m (880 sq ft)**

Amenities

- Open Plan
- On-site parking
- Electric wall heaters
- Kitchen
- Male & Female WCs
- Carpeted
- Double glazed PVCU frame windows
- Skirting trunking system with electrical sockets

Lease

A lease new lease is available by arrangement.

Rent

£10,000 per annum, exclusive of all other outgoings.

Price

£195,000 for a virtual freehold – 999 years from 1.10.2005, subject to a ground rent of £200 pa (doubling every 25 years).

Business Rates

The rateable value is £9600. Small Business Rates Relief is available, subject to certain qualifying factors.

Service Charge

On application

SUBJECT TO ACCOUNTS, REFERENCES & PROOF OF FUNDING

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Details revised– 06.10.14

COMMERCIAL

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