

The Brewery Business Centre • Bells Yew Green • East Sussex • TN3 9BD Office suites — For Sale or To Let — 590 sq ft (54.81sq m)



Location

Bells Yew Green is situated some 2miles 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 ground 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 ½ mile past The Brecknock Arms.

Description

A self-contained lower ground floor, open plan, refurbished office suites, each with kitchenette and WC.

On site parking – details on request.

Schedule of Accommodation & Prices / Rents

Unit	Area (sq ft)	Parking	Rent (£pax)
F	590	2	3950

Business Rates & Service Charge

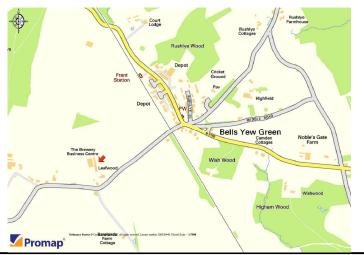
Unit Rateable Values* Service Charge (approx.)
F £4200 £1700

*The above unit will currently qualify for small business rates relief, resulting in a nil payment for the current financial year, subject to certain qualifying conditions. Please call for further information.

Terms

New leases by arrangement.

Otherwise these offices are available at £55,000 for a virtual freehold (980 years – approx.)



Legal Costs

Each Party to bear their own legal fees.

SUBJECT TO ACCOUNTS, REFERENCES & PROOF OF FUNDING

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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.



COMMERCIAL

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