



chartered surveyors
and property consultants



The Oast • Great Danegate • Eridge (Tunbridge Wells) • East Sussex TN3 9HU
Newly Refurbished Offices - To Let - **348 & 597 sq ft **

COMMERCIAL

Location

Great Danegate comprises a model farm on the Kent/East Sussex border, in a delightful rural setting, yet within 1.5 miles from the A267 – Tunbridge Wells – Heathfield Road. Great Danegate is approximately 5 miles to the south of Tunbridge Wells. From Tunbridge Wells there are frequent rail services to London Stations, including Charing Cross, Cannon Street, London Bridge & Waterloo. There are also train service to East Croydon and London Victoria from Eridge Station, less than 3 ½ miles distant. Tunbridge Wells is approximately 14 miles from Junction 5 of the M25. Alongside The Oast, there is a recently refurbished dairy building, which now also provides new open plan office space.

Description

The offices to be leased are within a two-storey detached Grade II listed former oast house having been converted into office space and now fully refurbished. There are exposed beams throughout and pitched ceilings. There is ample parking provision opposite. There are electric heating and cooling units in each office and also individual tea points. There are ladies and gents WCs on each floor. There is a 100Mbps leased line installed at the premises.

Floor plans available on request.

Floor Areas & Rents

Unit	sqm	sq ft	£ / pax
1	63.5	683	11,000 – Under Offer
2	32.34	348	5,950
3	18.1	195	3,950 – Under Offer
4	55.44	597	9,500
5	32.34	348	5,950
6	18.1	195	3,950 - LET
7	16.49	177	3,750 -
Totals	236.31	2543	44,050

The above rents are exclusive of all other outgoings.

Terms

New leases by arrangement.

Business Rates

To be reassessed. It is anticipated Small Business Rates Relief will apply on certain suites – subject to qualifying factors.

Service Charge

Details on application.

Viewing Arrangements

Strictly by appointment and accompanied.

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Subject to: Contract; Availability; Finance & Accounts; Satisfactory References. A rent deposit will be required.

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.
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- (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.

