



durlings

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).



chartered surveyors
and property consultants

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

£7250 per annum, exclusive of all other outgoings.

Business Rates

The rateable value is £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:

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.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (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.

Subject to accounts & references

A rent deposit will be required

COMMERCIAL

Contact Rupert Farrant
or Julie Chalmers on

01892 552 500

rupert@durlings.co.uk

julie.chalmers@durlings.co.uk

www.durlings.co.uk

22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



RICS

The mark of
property professionalism worldwide