



**ECCLES END  
MAIN ROAD, EDENBRIDGE, KENT TN8 6HZ  
SELF CONTAINED OFFICE BUILDING  
TO LET  
1,084 SQ.FT. (100 SQ.M.)**

## SELF CONTAINED OFFICE BUILDING

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KENT TN8 6HZ**

### LOCATION

**Eccles House** is situated on the eastern side of Main Road (B2026) just to the north of the town centre. The town has two railway stations and the M25 motorway accessed at Junction 6, Godstone is around 10 miles to the north and 13 miles or so from the M23 Gatwick and Crawley on the B2026.

### DESCRIPTION

Comprises a self contained single storey office building of conventional brick construction below a pitched roof having the following accommodation:

**Entrance Hall**  
**Separate gents, ladies and disabled WC's**

**Fitted kitchen: 9'4 x 7'1**  
**With range of wall and floor units, gas oven/hob, dishwasher.**

**Main Front office: 22'10 x 11'8**  
**Rear office: 10'4 x 17'7**

**Large open plan office area: 21'6 x 22'10 + 10'4 x 7'10**

### FLOOR AREAS

We calculate the building has a net floor area including the kitchen of **1,084 sq.ft. (100 sq.m.)**

### AMENITIES

- \* **Gas fired central heating**
- \* **Male & female and disabled WC's**
- \* **Cat 5 wiring**
- \* **Recessed Cat 2 lighting and spots**
- \* **CAR PARKING**

### TERMS

Available to let on terms by arrangement at £12,000 per annum.

### RATES

From the VOA website the property has a description of "Office & Premises" with a current Rateable Value of £19,000 UBR 2010/2011 41.4p in the £.

### LEGAL COSTS

Each party to bear their own costs.

### POSSESSION

Possession will be granted upon completion of legal formalities or earlier by arrangement.

### RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

### VIEWING

Strictly by appointment through sole agents BRACKETTS.

For further information or viewing please contact:

**Jeffrey Moys**  
**Bracketts**  
**Tel: 01732 350503**  
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#### **IMPORTANT NOTE:**

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