

est. 1828
bracketts



TO LET

SERVICED OFFICES – FLEXIBLE TERMS

VICTORIA HOUSE, THE MOOR, HAWKHURST, TN18 4NR

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VICTORIA HOUSE THE MOOR HAWKHURST TN18 4NR

LOCATION

Victoria House is situated in the conservation area of "The Moor" in the village of Hawkhurst, directly opposite St Lawrence Parish Church. The Eight Bells Public House and the local post office stores are located at The Moor. The Centre of Hawkhurst, where the A268 and the A229 meet, is about ¾ mile to the north, providing comprehensive facilities including banks.

Etchingham train station is approximately 3½ miles, Staplehurst station is approximately 9 miles, Tunbridge Wells approximately 13 miles, Hastings approximately 16 miles and Maidstone about 20 miles.

DESCRIPTION

An attractive period weather-boarded building providing a wide range of adaptable accommodation.

Accommodation	Approx ft ²	Floor	No. of Desks
Shop/Office 1A	160	Ground	1 to 2
1B	170	Ground	2
2	200	Ground	2 to 3
4	350	Ground	4 to 5 *
6	160	First	1 to 2 *
9	150	Second	1 to 2
10	300	Second	4
11	80	Second	1

Note – accommodation details provided by client. Any interested party must rely upon their own inspection and measurement.

* Offices 4 and 6 become available in April

AMENITIES

- 24 hour access
- Security system
- Satellite TV points
- Offices furnished and carpeted
- Kitchen facilities
- Conference room
- Cloakrooms with showers
- Archive storage room

TERMS

Individual suites are available, on an all inclusive basis, from as little as 6 months, and for renewable periods.

RENTS

All rents to be paid monthly and include business rates, buildings insurance, electricity, water and waste rates, central heating, photocopying, fire and security-system servicing and housekeeping. Apart from telecoms there are no other costs and no VAT.

VIEWING

Strictly by appointment through **Bracketts – 01892 533733**.
Contact: Darrell Barber (darrell@bracketts.co.uk)

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

18/01/10/db

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