VIRTUAL FREEHOLD
GROUND FLOOR
OFFICE SUITE
3,175 SQ.FT (295 SQ.M)

Riverbank House, Angel Lane, Tonbridge
Kent TN9 1SE
Central Ground Floor Office For Sale
VIRTUAL FREEHOLD
FOR SALE
GROUND FLOOR
OFFICE SUITE
3,175 SQ. FT (295 SQ.M)

Riverbank House
Angel Lane, Tonbridge
Kent
TN9 1SE

bracketts
est.1828

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LOCATION
Riverbank House is situated just to the east of the High Street within a short walk of Tonbridge main line station providing a fast and frequent train service to central London stations, London Bridge, Cannon Street, and Charing Cross with a journey time of around 40 minutes. The A21 providing a dual carriageway link to Junction 5 at Sevenoaks is around 1 mile to the south. The property is within the heart of the town centre close to all of the town’s main shops and amenities.

DESCRIPTION
The upper floors to the building are undergoing extensive alteration and refurbishment to provide 24 luxury apartments having their own separate access. The ground floor offices will have its own new fully glazed entrance off Angel Lane providing a self-contained unit.

Some refurbishment is due to be undertaken and whilst the accommodation is in structurally open plan layout the suite has been divided to form a large L-shaped general office area together with several smaller private offices, a kitchen together with separate male and female W.C.s.

FLOOR AREA
In accordance with the 6th Edition of the RICS Code of Measuring Practice, the unit has an approx. gross internal floor area of:

3,175 sq ft (295 sq m)

SPECIFICATION and AMENITIES
- Very central, town centre location
- 1 minute walk from amenities and shops
- 3 minute walk to Tonbridge station
- Riverside setting
- Allocated parking spaces within the building plus extensive pay and display parking opposite
- Air handling and cooling system
- Perimeter and underfloor trunking
- Suspended ceilings with recessed lighting
- Double glazed windows
- Private male and female W.C.s
- Kitchen area
- New independent entrance
- New external landscaping & lighting

TERMS
Available by way of a new 999 year lease.

PRICE
£645,000 subject to contract plus VAT.

BUSINESS RATES
Enquiries of the VOA website indicate that the property is currently assessed for rates with a description of “office and premises” with a current Rateable Value of £43,000. UBR 2015 / 2016 is 49.3 pence in the £.

Interested parties are strongly advised to verify this information with the local rating authority.

POSSESSION
It is anticipated the premises will be available for occupation from March 2016.

VIEWING
Strictly by appointment through sole agents Bracketts:-
Telephone: 01732 350503
Contact: Jeffrey Moys
Email: jmoys@bracketts.co.uk

Prepared: 6 January 2016