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**bracketts**



**EDEN HOUSE BUSINESS CENTRE  
ENTERPRISE WAY  
EDENBRIDGE  
KENT TN8 6HF**

# HIGH QUALITY SELF-CONTAINED OFFICE SUITES TO LET

**EDEN HOUSE BUSINESS CENTRE  
ENTERPRISE WAY  
EDENBRIDGE  
KENT TN8 6HF**

**UNITS FROM AROUND 200 SQ.FT.**

Also included is electricity, lighting, heating, air conditioning, and dedicated parking.

For further information or viewing please contact:

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**Bracketts**  
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**Updated: 1 September 2009**

## LOCATION

Located in Enterprise Way off Station Road (B2026). Edenbridge is served by two railway stations providing services to Oxted and East Croydon and connections to London Victoria and London Bridge.

Edenbridge is a small commuter town and the Centre is situated in Enterprise Way Estate.

## DESCRIPTION

Comprises a purpose built Business Centre offering self contained individual office suites. Each office suite is fitted with air conditioning and controllable heating with double glazed windows and solar reflective film and window blinds. Three compartment trunking provides power and IT and telephone points.

There is 24-hour access to each suite with individual access codes. The building is protected by monitored intruder alarms and a smoke detection system with CCTV surveillance.

## ACOMMODATION

The Suites currently available as at 1 September 2009 are listed on page 3:

For full further information please access the website:  
[www.edenhouseoffices.co.uk](http://www.edenhouseoffices.co.uk)

## TENANCY PACKAGE

These suites are available to be let on Short Term Licences and there are no start-up costs.

The above costs include:

- Buildings insurance
- Cleaning
- Maintenance and repairs
- all rates.

### **IMPORTANT NOTE:**

**Property Misdescriptions Act:** BRACKETTS 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;
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- (v) Whilst we endeavour 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.



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Office Suite No.	Area Sq.Ft.	Area m <sup>2</sup>	Monthly Fee	Detail	OB - 10/08
IG	260	24.2	£853	Ground Floor with two opening windows. Space for 3-4 people.	
2,3,4 & 5G	244	22.7	£798	Ground Floor with one large window. Space for 3-4 people.	
6G	205	19.1	£671	Ground Floor with one large opening window. Space for 2-3 people.	
11F	325	30.3	£1166	First Floor with two large windows, with very pleasant country view - very quiet. Space for 4-6 people.	
12F	330	30.7	£1078	First Floor with one large window. Space for 4-6 people.	
13F	370	34.5	£1199	First Floor with one very large window. Space for 4-6 people.	
14F	302	28.1	£985	First Floor with one large opening window. Space for 3-5 people.	
15F	266	24.8	£869	First Floor with two windows. Space for 3-4 people.	
21S	333	31.0	£1205	Second Floor with two large windows, with very pleasant country view - very quiet. Space for 4-6 people.	
22 & 23S	244	22.7	£798	Second Floor with one window. Space for 3-4 people.	
24S	370	34.5	£1199	Second Floor with one very large window. Space for 4-6 people.	
25S	301	28.1	£985	Second Floor with one large window. Space for 3-5 people.	
26S	205	19.1	£671	Second Floor with one opening window. Space for 2-3 people.	

***Remember: There is no service charge to add to these costs and we do not charge VAT***

Charges include:

- Rent, Business and Water Rates
- Air conditioning system – cooling only
- Heating, lighting and power
- Repairs, decorating and maintenance
- Building insurance
- Office and window cleaning
- Highly sophisticated, 'BT Redcare' security alarm and fire detection system and CCTV system
- Passenger Lift
- Security Coded 24 Hour Access to building
- Kitchenette complete with locker units, microwave, filtered cold water, fridges, hot water dispenser etc.
- One dedicated car parking space per suite in front of the Business Centre
- Large secure parking area at rear of Business Centre

***Other facilities available - Meeting Room, Local Catering Services, Car Cleaning, Storage Rooms and Warehouse Services***