



**BRIDGE HOUSE
97-101 HIGH STREET
TONBRIDGE, KENT TN9 1DR
TO LET**

**FIRST FLOOR OFFICES 2,700 SQ.FT.
SECOND FLOOR OFFICES 4,500 SQ.FT.**

TO BE LET

BRIDGE HOUSE 97-101 HIGH STREET TONBRIDGE KENT TN9 1DR

FIRST FLOOR OFFICES	2,700 SQ.FT.
SECOND FLOOR OFFICES	4,500 SQ.FT.
TOTAL	7,200 SQ.FT.

LOCATION

Bridge House is situated in a prominent position fronting the High Street on the corner with Lyons Crescent. The premises are located in the town centre within around one third of a mile of Tonbridge main line station, journey time to London (London Bridge, Waterloo East, and Charing Cross) approx 40 minutes.

Tonbridge is a popular West Kent town benefiting from excellent rail and road communications. Junction 5, M25 is around 8 miles to the north via the A21 dual carriageway.

DESCRIPTION

The available accommodation comprises the rear part of the first floor and the entire second floor offices. Bridge House was built in the early 1980's and is of brick construction under a pitched slate roof.

The accommodation is accessed via a communal reception area in Lyons Crescent. The premises benefit from a lift together with an attractive stairway. Male and female wc's are provided on each floor.

FLOOR AREA

First Floor:	2,700 sq.ft.
Second Floor:	4,500 sq.ft.

AMENITIES

- **Gas fired central heating**
- **Suspended ceilings**
- **Carpeted floors**
- **Raised floors**
- **First floor: 3 car parking spaces**
- **Second floor: 5 car parking spaces**
- **Shared external patio**
- **Passenger lift**
- **Mix of open plan offices with partitioning**
- **Double glazing**
- **Some rooms benefit from air conditioning (first floor)**

TERMS

The premises are to be let on a new effective full repairing and insuring lease on terms to be agreed.

RENT

First Floor: £32,400 per annum exclusive

Second Floor: £54,000 per annum exclusive

Plus VAT if applicable

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the external and common areas, services etc.

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.

RATES

From the VOA website the premises have the following Rateable Values:

First Floor: Rateable Value: £45,750

Second Floor: Rateable Value £77,500

LEGAL COSTS

Each party to be responsible for their own legal costs.

POSSESSION

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

For further information or to arrange an appointment to view please contact Joint Sole Agents:

Jeffrey Moys

Bracketts

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