



**51 ST MARY'S ROAD
TONBRIDGE
KENT TN9 2LE**

FIRST FLOOR SUITE OF OFFICES

**TO BE LET
580 SQ.FT. (53.9 SQ.M)
3 CAR PARKING SPACES**

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LOCATION

The property is located within around 300 yards of the Pembury Road roundabout within a quarter of a mile of the town's main shopping area. Tonbridge station is within 400 yards and provides a fast and frequent train service to London Bridge, Waterloo and Charing Cross with a minimum journey time of around 35 minutes.

The A21 by-pass is around half a mile to the south leading to the M25 at Junction 5 around 8 miles to the north.

DESCRIPTION

The premises comprise the entire first floor of this building forming private offices as follows:

Office 1 (front):	16'6 x 13'0
Office 2 (front):	10'5 x 13'0
Tea making area approx:	3'0 x 3'0
Office 3 (rear):	10'0 x 11'0
Office 4 (rear):	12'0 x 10'0
Total net floor area approx:	580 sq.ft. (53.9 sq.m.)

The prospective tenant will have shared ground floor access with our clients but the first floor premises are self contained having a single WC at first floor level. The incoming tenant can take over any of the serviceable office furniture in the offices if required.

AMENITIES

- Gas fired central heating
- Fluorescent lighting
- Carpeted
- 3 Car parking spaces
- Security alarm

LEASE TERM

The premises are available to be let on a new lease for a term by arrangement on internal repairing and insuring terms. The tenant will be responsible for 40% of the running costs of the building but to exclude repairs to the building.

RENT

£8,750 per annum exclusive plus VAT if applicable, payable quarterly in advance.

From a verbal enquiry of Tonbridge & Malling Borough Council we understand the current Rateable Value is £3,800. UBR for 2008/2009 being 46.2p in the £

Interested parties are strongly advised to check the actual rates liability with the Local Authority direct.

RENT 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.

POSSESSION

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

VIEWING

Strictly by appointment through sole agents BRACKETTS.

For further information or viewing please contact:

Jeffrey Moys
Bracketts
Tel: 01732 350503
Email: jmoys@bracketts.co.uk

Prepared: 2 February 2009

IMPORTANT NOTE:

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132 High Street, Tonbridge, Kent TN9 1BB
Tel: (01732) 350503 Fax: (01732) 359754
E-mail: tonbridge@bracketts.co.uk

www.bracketts.co.uk

Also at 27/29 High Street, Tunbridge Wells, Kent TN1 1UU
Tel: (01892) 533733 Fax: (01892) 512201