

est. 1828  
**bracketts**



**12 EAST STREET  
TONBRIDGE  
KENT TN9 1HG**

**SELF CONTAINED OFFICE BUILDING  
GRADE II LISTED**

**APPROX. 800 SQ.FT.**

**TO BE LET**

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**LOCATION**

The property is situated on the northern side of East Street approx. 150 yards east of the High Street in a conventional town centre position within a short walk of the shops and half a mile walk of Tonbridge main line station.

**DESCRIPTION**

Comprises a charming 3-storey period Grade II Listed Building of painted brick construction below a double pitched roof with single storey extension to the rear also of brick below tile. The property is in a terrace of mixed commercial and residential properties and was converted to office use about 20 years ago and has recently been refurbished and comprises offices on all three floors, summarised individually below, retaining many period features including fireplaces, stripped pine doors, sealed timber floors now carpeted etc.

**ACCOMMODATION**

**Ground Floor:**

**Front office max:** 13'1 x 12'9

**Rear office max:** 13'9 x 12'

**Tea making area with stainless steel sink unit, coffee bar and vinyl flooring.**

**WC with gas fired boiler.**

**First Floor:**

**Front office:** 12'2 x 10'1 with cupboard

**Rear office:** 13'8 x 13'7 max.

**Second Floor:**

**Mansarded office:** 13' x 11'4 max.

**(or 6'8 to useable 5' ceiling height)**

The building has a max. approx. lettable area of **800 sq.ft.**

**AMENITIES**

- Gas fired central heating
- Predominantly carpeted
- Period features

**TERMS**

Available to be let on a new internal repairing and decorating lease for a term by arrangement on terms to be agreed, at a commencing rent of **£7,000** per annum exclusive payable quarterly in advance.

**RATES**

From the VOA website we understand the property has a description of "Office" with a current Rateable Value of £8,300. The UBR for 2010/2011 41.4p in the £.

**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.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**POSSESSION**

Possession will be granted upon the completion of legal formalities.

**VIEWING**

Strictly by appointment with sole agents BRACKETTS.

For further information or viewing please contact:

**Jeffrey Moys**

**Bracketts**

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*Updated: 17 June 2010*

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