

est. 1828
bracketts



**51 ST MARYS ROAD
TONBRIDGE
KENT TN9 2LE**

**GROUND FLOOR SUITE OF OFFICES
TOGETHER WITH 6-8 CAR SPACES**

775 SQ.FT. (72 SQ.M.)

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TO BE LET

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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 ground floor of this building with accommodation as follows:

Front office max:	13' x 12'10	157 sq.ft.
Middle office:	13' x 13'	165 sq.ft.
Rear office:	10'3 x 14'7	149 sq.ft.
Tea making area	3'10 x 9'9	37 sq.ft.
Rear side office:	12'4 x 12'9	157 sq.ft.
Front side office:	12'4 x 9'0	110 sq.ft.
Total		775 sq.ft.

CAR PARKING

The tenant will enjoy sole use of a large rear car parking area probably capable of accommodating 6-8 cars.

AMENITIES

- Gas fired central heating
- Fluorescent lighting
- Carpeted
- Security alarm
- Separate male and female wc's.

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 60% of the running costs of the building but to exclude repairs to the building.

RENT

£11,500 per annum exclusive plus VAT if applicable, payable quarterly in advance.

RATEABLE VALUE

The current Rateable Value from 1st April 2010 is £9,900 with a description of office accommodation.

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

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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