



SELF CONTAINED GROUND FLOOR OFFICE SUITE
897ft² [83.33m²] Gross Internal or
(Current Net area 638ft² [59.27m²])

TO LET

46-48 NELSON ROAD, HAWKENBURY, TUNBRIDGE WELLS, TN2 5AN

**SELF CONTAINED
GROUND FLOOR OFFICE SUITE
897ft² [83.33m²] Gross Internal or
(Current Net area 638ft² [59.27m²])**

TO LET

**46-48 NELSON ROAD
HAWKENBURY
TUNBRIDGE WELLS
TN2 5AN**

LOCATION:

Nelson Road is situated just off Forest Road in Hawkenbury, close to the Land Registry with a One Stop community store and Post Office at the end of the road. The town centre with main line station and other amenities is about 1 mile to the west.

TO LET:

A self contained ground floor office suite forming part of a 20th Century light industrial building since converted to provide office accommodation of character.

ACCOMMODATION:

Shared **Entrance Hall** with first floor. **Main Office Suite** currently divided by lightweight partitioning to form an "L" shaped hall/access area and 5 Offices radiating off.

Overall Gross Internal: 24'3 x 37'	897ft² [83.33m²]
(Net internal of individual offices:)	638ft ² [59.27m ²])
Storage area: 4'10 x 35'7 overall	172ft² [15.97m²]
Staff area: 8' x 7'3	58ft² [5.38m²]

WC

AMENITIES

- Double glazed windows
- Gas fired heating
- Carpeting
- Unrestricted on street parking in surrounding area

Note: The premises may be suitable for alternative uses subject to Planning Consent.

RATES

Rateable Value £7,000 with General Rates payable for 2009/2010 of £3,395.

Interested parties are strongly advised to make their own enquiries of the Local Rating Authority to verify this information.

TERMS:

New lease available on terms by arrangement.

GUIDE RENT:

£6,000 per annum exclusive.

Ingoing tenant should bear both parties reasonable legal costs.

VIEWING:

Strictly by appointment through sole agents **BRACKETTS, 01892 533733** – contact: Peter Ridsdale Smith – peter@bracketts.co.uk

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES

Rev 30/09/09/PRS

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;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of BRACKETTS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (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.



27/29 High Street, Tunbridge Wells, Kent TN1 1UU
Tel: (01892) 533733 Fax: (01892) 512201
E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent TN9 1BB
Tel: (01732) 350503 Fax: (01732) 359754