



**RIVERSIDE HOUSE
RIVER LAWN ROAD
TONBRIDGE, KENT TN9 1EP
SERVICED OFFICE CENTRE
OFFICES FROM 126 SQ.FT. UPWARDS**

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LOCATION

Located in the centre of Tonbridge, Kent, overlooking the park and river, the Centre is ideally situated for all amenities including a swimming pool, gym, banks. Post Office, shops and restaurants. It is 300 yards from the main railway station with regular services to London and the south east.

Gatwick, Heathrow and Stansted airports are within easy reach, and Ashford International and Ebbsfleet with their Eurostar connections to Paris, Brussels and Lille are just 45 minutes away. The M25 is just 15 minutes drive away at Junction 5, Sevenoaks.

CENTRE

The Centre has 50 offices located over three floors, and boasts CAT5 cabling throughout with a Samsung Officeserv 7400 telephone system which runs on ISDN telephone lines ensuring the best quality digital calls. Direct Dial In (DDI) telephone lines ensure corporate identity within the Centre.

These offices are available either long or short term and are rented on a licence agreement which is more straightforward than a lease. Licences are for 12 months but are determinable on 3 months notice. The Centre has an excellent security system and CCTV operating both internally and externally. Shower facilities and cycle racks are provided.

OFFICES

The offices are furnished to the highest standards and rents are fully inclusive of business rates, water rates, electricity, heating, lighting, cleaning, building insurance and maintenance. The offices are centrally heated and are carpeted and all are equipped with desks, chairs, telephones and filing cabinets. A photocopier is provided to tenants with each occupier having their own access code. The Centre has three kitchens one on each floor, fitted to the highest standard with microwave, fridge and kettles. Secretarial assistance is also available.

AVAILABILITY

A selection of available offices is as follows:

Suite	Sq.ft.	No. Of People	Monthly Rental
47	126	2	£450
34	130	2	£520
36	142	2	£510
2,3,4	322	6/7	£1200

The above monthly rentals include:

- Fully inclusive rents
- Office furniture
- Flexible licence agreements
- 24 hour access, 7 days a week
- Communal kitchen
- Parking (subject to availability)
- Staffed reception
- Photocopier
- Insurance
- Front desk support
- IT support
- Maintenance.

For further information or viewing please contact:

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Bracketts

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