

**WAREHOUSING & PACKING
FACILITY AVAILABLE**



**CAUSEWAY HOUSE
CHIDDINGSTONE CAUSEWAY
TONBRIDGE
KENT TN11 8JP**

**VARIOUS OFFICE SUITES TO LET WITH CAR PARKING
FROM 300 SQ.FT. UPWARDS**

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LOCATION

The offices are situated in a building occupied by Clayton First Aid Ltd in Chiddingstone Causeway on the Tonbridge/Leigh/Edenbridge Road (B2027) approx 3 miles west of Leigh.

The building is within a very short distance of Penshurst Station providing a train service to London Bridge.

DESCRIPTION

Various office suites are available within the building. The offices have UPVC double glazed windows and the offices are carpeted and have suspended ceilings with recessed lighting.

Suites 1, 2 and 4 have air conditioning and all of the units have central heating. Unit 1 on the first floor has its own built-in tea making facility.

The tenants will enjoy shared wc facilities.

Generous on-site car parking is available.

ACCOMMODATION

Suite 1
First Floor: 1,010 sq.ft.

Suite 2
Ground Floor: 495 sq.ft.

Suite 3
Ground Floor: 300 sq.ft.

Suite 4
Ground Floor: 605 sq.ft.

NB. Suites 2, 3 and 4 can be combined.

TERMS

The offices are available to be let on a flexible term up to 3 years by arrangement at **fully inclusive rents** payable in advance plus VAT as follows:

Suite 1: £15,000 per annum
Suite 2: £ 7,500 per annum
Suite 3: £ 4,500 per annum
Suite 4: £ 9,000 per annum

The above rentals include

- **Rent**
- **All Rates**
- **Buildings insurance**
- **Utilities, heating etc.**

WAREHOUSING FACILITY

Our client is able to offer a product warehousing and/or distribution service, from the same location, subject to separate terms.

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 bear their own legal costs.

POSSESSION

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

VIEWING

Strictly by appointment through sole agents BRACKETTS.

For further information or viewing please contact:

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