

est. 1828  
**bracketts**



TO LET

OFFICES WITH PARKING  
538FT<sup>2</sup> [50.0M<sup>2</sup>] - 1184FT<sup>2</sup> [111.0M<sup>2</sup>]

ASAHI HOUSE NORTH FARM ROAD TUNBRIDGE WELLS TN2 3DR

## TO LET

OFFICES WITH PARKING  
538FT<sup>2</sup>[50M<sup>2</sup>] – 1184FT<sup>2</sup>[111.0M<sup>2</sup>]

ASAHI HOUSE  
NORTH FARM ROAD  
TUNBRIDGE WELLS  
TN2 3DR

### LOCATION

Asahi House is situated off North Farm Road approximately 1.5 miles north of Tunbridge Wells town and within walking distance of High Brooms Station.

### DESCRIPTION

Ground and First Floor office suites within a modern detached air conditioned office building with parking. The suites are available on flexible terms and can be let separately or as a whole.

### ACCOMODATION

#### Ground Floor:

Suite A approx. 538ft<sup>2</sup> [ 50.0m<sup>2</sup>]  
With 2 car parking spaces

#### First Floor:

Suite B approx. 646ft<sup>2</sup> [ 60.0m<sup>2</sup>]  
With 3 car parking spaces

**Total:** approx. 1184ft<sup>2</sup> [111.0m<sup>2</sup>]

### AMENITIES

- Shared reception
- Door entry system
- Shared Ladies & Gents WC's
- Suspended ceilings with integrated lighting
- Fully carpeted
- Air conditioning / heating
- Parking

### LEASE / LICENCE

The office suites are available by way of a new sublease for a term to be agreed. The provisions of sections 24 – 28 of the Landlord & Tenant Act 1954 are to be excluded.

### GUIDE RENT

Suite A £9,500 per annum inclusive\*

Suite B £12,000 per annum inclusive\*

\*The rents are inclusive of business rates, water rates, power, heating, air conditioning, building insurance, and the repair, maintenance and cleaning of the exterior and common areas but are exclusive of all other usual outgoings.

We are advised that the rent will attract VAT

### RENTAL DEPOSIT

The ingoing party will be required to provide a rental deposit as security.

### LEGAL COSTS

The ingoing party to be responsible for both parties legal costs.

### VIEWING

Strictly by appointment through **BRACKETTS** – TEL: **01892 533733** – Contact: Darrell Barber – email: [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

**SUBJECT TO CONTRACT, LANDLORD'S CONSENT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC**

Rev 01/09/09/DB

#### **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](mailto:tunbridgewells@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

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