

**AIR CONDITIONED OFFICES  
UP TO APPROX. 13,799 SQ FT (1,282 SQ M)  
ATTRACTIVE RIVERSIDE LOCATION  
**TO LET****



# TO LET

## RIVERSIDE AIR CONDITIONED OFFICE ACCOMMODATION

- UNDERCROFT PARKING
- LANDLORD TO REFURBISH

APPROX. 13,799 SQ FT (1,282 SQ M)

**WHARF HOUSE  
MEDWAY WHARF ROAD  
TONBRIDGE  
KENT  
TN9 1RE**

**bracketts** est. 1828

132 High Street  
Tonbridge  
Kent TN9 1BB

Tel: (01732) 350503 Fax: (01732) 359754

E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)

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

Also at 27-29 High Street,  
Tunbridge Wells, Kent

Tel: (01892) 533733



## LOCATION

Tonbridge is a historic market town located in West Kent, approximately 35 miles south east of central London, 5 miles north of Tunbridge Wells and 15 miles south west of Maidstone. Tonbridge benefits from a busy retail centre, excellent rail links to London and convenient road access to the M25 and M26 Motorways, which are both situated approximately 10 miles from the town.

Tonbridge Railway Station provides direct train services to London Bridge, Waterloo, Charing Cross and Cannon Street, with approximate journey times of approximately 35 to 50 minutes. Tonbridge Railway Station is centrally located in the town and within a 10-minute walk of the property.

Wharf House is situated toward the northern end of Tonbridge and the south bank of the River Medway, around 1-minute walk from the High Street. The building benefits from excellent views over the Medway River and Tonbridge Castle.

Tonbridge offers a range of retail and leisure amenities including the Angel Walk and Pavillion Shopping Centres and numerous restaurants, pubs, bars and cafes.

## DESCRIPTION

Wharf House offers some of Tonbridge's best office space. The property comprises undercroft parking at ground floor level with three floors of offices above. A first floor reception area provides access to the offices, the main stairs and lift.

The floors offer open plan space in the main, with some smaller partitioned meeting rooms and breakout areas.

## FLOOR AREAS

The unit has the following approx. net internal floor areas: -

| FLOOR        | SQ M         | SQ FT         |
|--------------|--------------|---------------|
| FIRST FLOOR  | 566.5        | 6098          |
| SECOND FLOOR | 575.7        | 6197          |
| THIRD FLOOR  | 139.7        | 1504          |
| <b>TOTAL</b> | <b>1,282</b> | <b>13,799</b> |

## AMENITIES/SPECIFICATION

- Kitchen on each floor
- 8-person passenger lift
- 34 car parking spaces (29 within a ground floor undercroft)
- Suspended ceiling with recessed fluorescent lighting
- Gas fired central heating and partial air conditioning
- Separate male and female toilets on each floor, with disabled WC facilities on the first floor
- Double glazed windows

## TERMS

Available to be let as a whole by way of a new full repairing and insuring lease on terms to be agreed.

## Or

Available on a floor by floor basis by way of new effective repairing and insuring leases on terms to be agreed.

## RENT

£25.00 per sq. ft. per annum exclusive, payable quarterly in advance.

## VAT

The building is elected for VAT.

## RENTAL DEPOSIT

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

## BUSINESS RATES

The first floor is rated as Office and Premises. The Rateable value is £176,000. The current UBR for 2020/ 2021 is 51.2p in the £.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

E113

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through joint sole agents:

## Bracketts

Telephone: 01732 350503

Contact:

Jeffrey Moys

Email: [jmoys@bracketts.co.uk](mailto:jmoys@bracketts.co.uk)

John Giblin

Email: [john.giblin@bracketts.co.uk](mailto:john.giblin@bracketts.co.uk)

## OR

## Aston Rose

Telephone: 020 7409 9447

Tim Richards

Email: [TimRichards@astonrose.co.uk](mailto:TimRichards@astonrose.co.uk)

Prepared July 2020

**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary

