



TO LET
FIRST FLOOR OFFICE SUITE
WITH 7 CAR PARKING SPACES NET AREA 971 SQ.FT

TO LET

**FIRST FLOOR OFFICE SUITE
WITH PARKING
NET AREA 971 SQ.FT**

**First Floor, Office Block B, Munday Works
Walters Farm Road
(off Morley Road)
Tonbridge
Kent TN9 1RP**

bracketts est. 1828

132 High Street
Tonbridge
Kent TN9 1BB

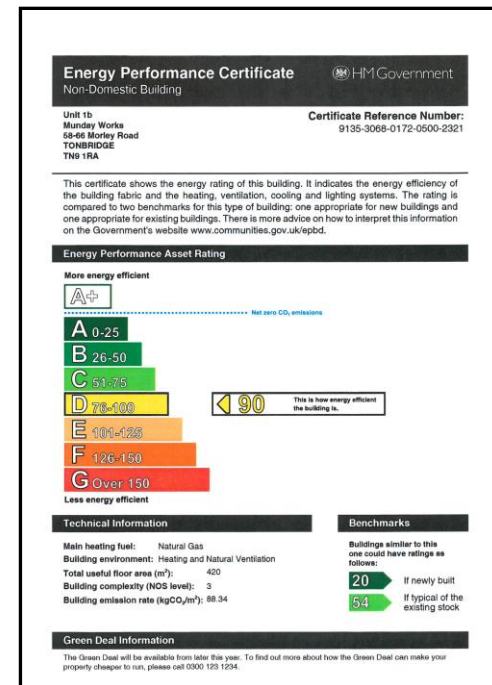
Tel: (01732) 350503 Fax: (01732) 359754

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

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

Tel: (01892) 533733



LOCATION

Situated on the Munday Works and Tyler Works complex just to the north of Morley Road located around 0.5 miles from Tonbridge High Street and main line station. The A21 is around 1 mile providing a dual carriageway link to Junction 5 M25 at Sevenoaks.

DESCRIPTION

A refurbished first floor office suite with its own ground floor entrance. There is a small office off the entrance hall on the ground floor. Stairs lead to the first floor which is an open plan office with a separate private office, kitchen and 2 WCs.

The suite has been refurbished to provide bright, open plan air conditioned accommodation.

FLOOR AREAS

The premises have the following approx. net internal floor areas:

Ground Floor Office	79 sqft (7.3sqm)
First Floor Offices (Including kitchen)	893 sqft (82.97sqm)
Total	971sqft (90.27sqm)

AMENITIES / SPECIFICATION

- Refurbished office space
- Air conditioning
- New Double glazing
- **7 Parking Spaces**
- Own ground floor entrance
- Kitchen
- Gent/Ladies WCs

TERMS

To be let on a new lease for a term by arrangement at **£17,500 per annum** payable quarterly in advance plus VAT.

SERVICE CHARGE

A service charge is payable in addition equivalent to 5% of the annual rental.

BUSINESS RATES

To be re-assessed.

RENTAL DEPOSIT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through sole agents **Bracketts:-**

Telephone: 01732 350503

Contact: John Giblin

Email: john.giblin@bracketts.co.uk

Or Jeff Moys

Email: jmoys@bracketts.co.uk

June 2020

NB the photos show the accommodation as at 2017.

Important Notice:

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