



**TO LET** 85.93 SQ M (925 SQ FT)

**CLASS E BUILDING**

**THE COACH HOUSE, BORDYKE END, TONBRIDGE, KENT, TN9 1HA**

**bracketts** est. 1828



## LOCATION

The property is situated at the junction of East Street, Bordyke and Hadlow Road. The property is set back from the road line and shares a drive way with a former Georgian house known as Bordyke End.

Bordkye is 400 yards or so east of the High Street and around 0.5 miles from Tonbridge mainline station providing a fast and frequent train service to central London stations with a minimum journey time of around 35 minutes.

The A21 bypass providing a dual carriageway link to Junction 5 M25 around 8 miles to the north, is around 1.5 miles away.

Tonbridge is recognised as a good office location being well placed for communications and is an established historic market town which over recent years has become increasingly popular with commuters.

## DESCRIPTION

The property comprises a former coach house which now provides office space across both the ground and first floor, with gas fired central heating, carpeting, WC and kitchen.

The property benefits from 4 dedicated parking spaces plus use of 2 electric car charging points.

## FLOOR AREA

The unit has the following approx. net internal floor area:

Ground Floor	41.15 sq m	(443 sq ft)
First Floor	44.77 sq m	(482 sq ft)
<b>Total</b>	<b>85.92 sq m</b>	<b>(925 sq ft)</b>

## TERMS

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

## RENT

Price on application.

## BUSINESS RATES

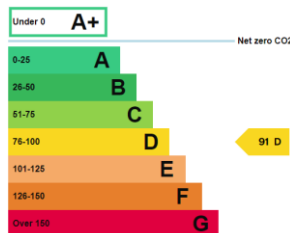
Enquiries of the VOA Website indicate that the property is assessed for rates as follows:

The unit is currently listed as 'Offices and premises' with a Rateable Value of £15,250.

The UBR for 2024/25 is 49.9p in the £.

## EPC

91D



## PLANNING

We are led to believe the property benefits from Class E usage. Interested parties are encouraged to confirm by enquiry to the LPA.

## SERVICE CHARGE

Details available on request.

## POSSESSION

On lease completion, subject to vacant possession.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment through sole agents Bracketts. Telephone: **01732 350503**

**Dominic Tomlinson**

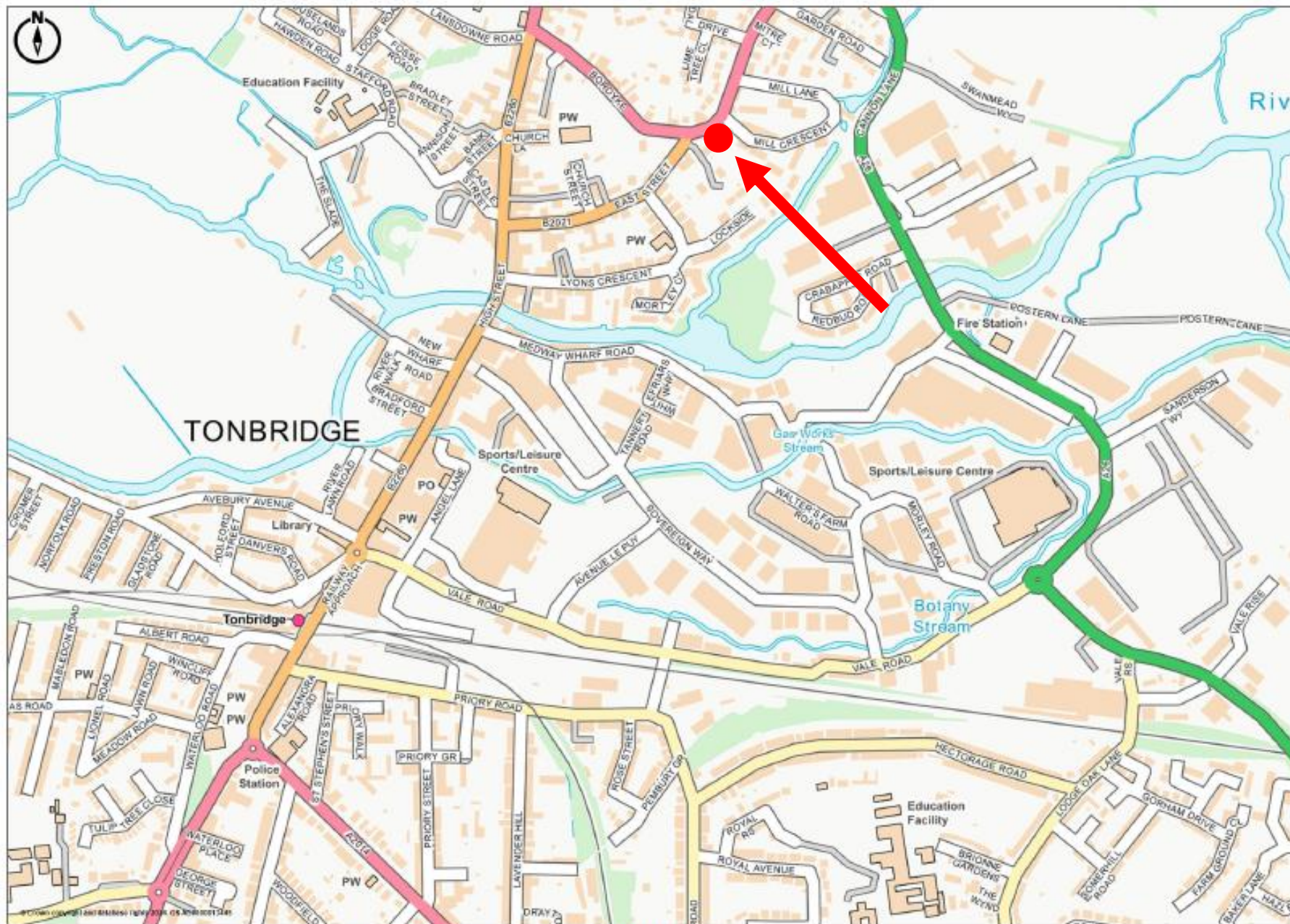
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*Subject to contract*

**Important Notice**  
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