

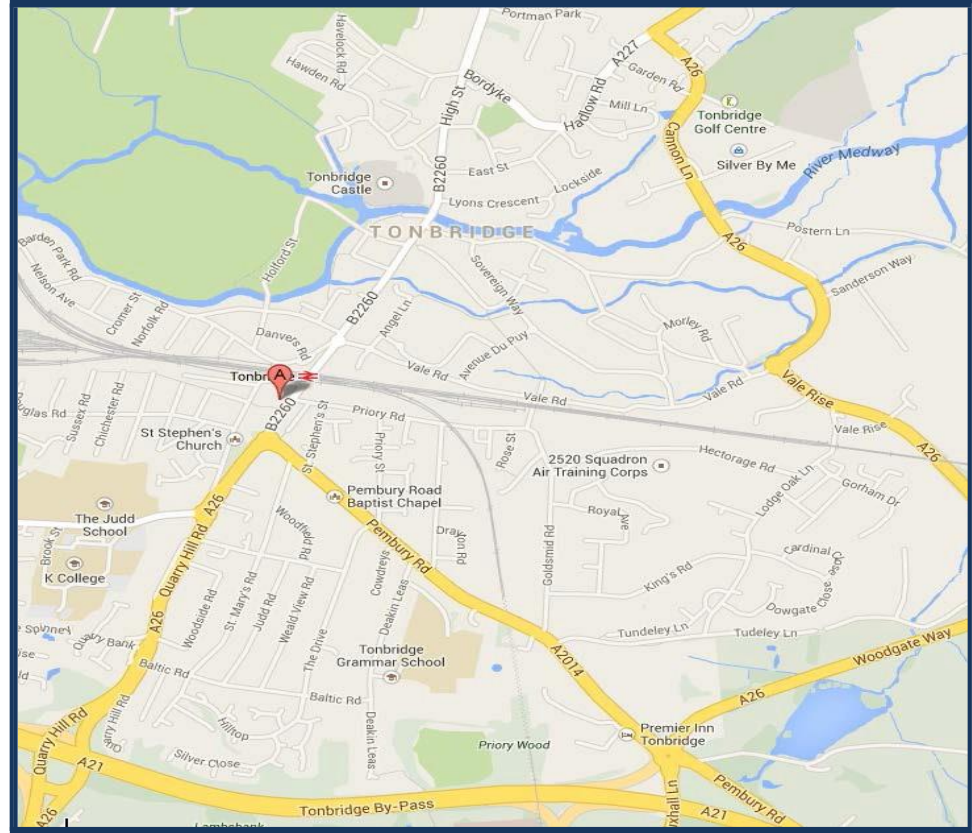
TO LET

**NEWLY REFURBISHED OFFICES
5,694 – 13,041 SQ FT**



TO LET
NEWLY REFURBISHED
OFFICES
5,694 – 13,041 SQ FT

Douglas House
Quarry Hill Road
Tonbridge
Kent TN9 2RH



132 High Street
 Tonbridge
 Kent
 TN9 1BB

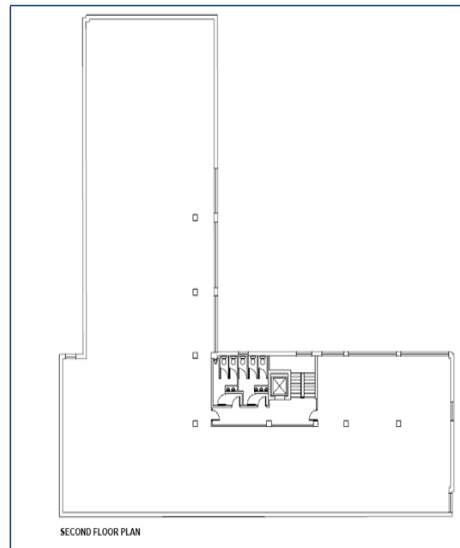
Tel: (01732) 350503 Fax: (01732) 359754

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

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

Tel: (01892) 533733



Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

66 This is how energy efficient this building is.

Technical Information Benchmark

LOCATION

Douglas House is situated immediately adjacent to Tonbridge mainline station on the corner of Quarry Hill Road and Waterloo Road. The building is prominent and right in the town centre also convenient for the town's shops and other amenities.

There is a fast and frequent train service to central London stations with a minimum journey time of around 35 minutes and the A21 is around 0.5 miles to the south providing a dual carriageway link to Junction 5 of the M25 at Sevenoaks.

DESCRIPTION

First and second floor open plan office accommodation. These have been recently extensively refurbished together with new WC accommodation and upgrading the common parts.

ACCOMMODATION

The premises are available to be let:

First Floor	529 sq m	5,694 sq ft
Second Floor	682.5 sq m	7,347 sq ft
TOTAL	1,211 sq m	13,041 sq ft

Both floors are open plan layout and capable of sub division into smaller suites.

AMENITIES / SPECIFICATION

- New suspended ceilings and integral fluorescent lighting
- Double glazed windows
- Skirting perimeter trunking
- Fully carpeted
- New male and female WC's per floor
- Lift
- Fire alarm
- Up to 10 car parking spaces available

TERMS

Available to be let by way of a new lease on terms by arrangement.

RENT and SERVICE CHARGE

£15.00 per sq. ft. per annum.

VAT

Will be payable.

RATES

Described as 'Office and Premises' with a rateable value of:

First Floor £78,000
Second Floor £83,000.

The current UBR is 50.4p in the £.

All parties are strongly advised to confirm this information with the local authority.

RENTAL DEPOSIT

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

EPC

C66

LEGAL COSTS

Each party to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

VIEWING

Strictly by appointment through sole agents **Bracketts – 01732 350503.**

Contact:

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Dom Barber

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Important Notice:

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