

House
2RN

PRIVATE
CAR PARK

CUSTOMERS
AND AUTHORISED
VEHICLES ONLY



TO LET 28.2 SQ M (304 SQ FT)

CLASS E UNIT

GROUND FLOOR, 19-21 QUARRY HILL ROAD, TONBRIDGE, TN9 2RN

est. 1828
bracketts

LOCATION

19-21 Quarry Hill Road is located to the South of Tonbridge, close to the Pembury roundabout.

The office is situated to the rear of a parade of shops and is within 100 meters of 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 the M25 junction 5 to the north, is around 1 mile to the south.

DESCRIPTION

Ground floor office accommodation. Currently used as a photography studio but may suit a variety of uses.

There is a shared WC and kitchenette.

The property benefits from 1 non-allocated parking space.

FLOOR AREA

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

28.2 sq m (304 sq ft)

TERMS

The property is available to be let by way of a new effective full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

RENT

£4,995 per annum exclusive, payable quarterly in advance.

VAT

We are informed VAT is not currently applicable

SERVICE CHARGE

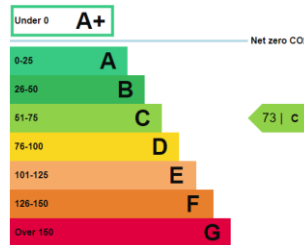
A service charge is payable – further details upon application.

BUSINESS RATES

To be reassessed.

EPC

C73



POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DEPOSIT

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

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Dom Barber

dominic.barber@bracketts.co.uk

Subject to contract

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.

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APPROX. 28.2 SQ M (304 SQ FT)

GROUND FLOOR
19-21 QUARRY HILL ROAD
TONBRIDGE
TN9 2RN



2024 ANNUAL AWARDS

WINNER

TOP AGENCY

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Tonbridge

Kent TN9 1BB

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www.bracketts.co.uk

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