



SERVICED OFFICE CENTRE - TO LET

Offices from 73 sq ft – 144 sq ft

Riverside House, River Lawn Road, Tonbridge TN9 1EP

bracketts^{est. 1828}

LOCATION

Located in the centre of Tonbridge, Kent, overlooking the park and river, the Centre is ideally situated for all amenities including a swimming pool, gym, banks. Post Office, shops and restaurants. It is 300 yards from the main railway station with regular services to London and the south east.

Gatwick, Heathrow and Stansted airports are within easy reach, and Ashford International and Ebbsfleet with their Eurostar connections to Paris, Brussels and Lille are just 45 minutes away. The M25 is just 15 minutes drive away at Junction 5, Sevenoaks.

CENTRE

The Centre has 50 offices located over three floors, and boasts CAT5 cabling throughout with a Samsung Officeserv 7400 telephone system which runs on ISDN telephone lines ensuring the best quality digital calls. Direct Dial In (DDI) telephone lines ensure corporate identity within the Centre.

These offices are available either long or short term and are rented on a licence agreement which is more straightforward than a lease. Licences are for 12 months but are determinable on 3 months' notice.

The Centre has an excellent security system and CCTV operating both internally and externally. Shower facilities and cycle racks are provided.

OFFICES

The offices are furnished to the highest standards and rents are fully inclusive of water rates, electricity, heating, lighting, cleaning, building insurance and maintenance.

The offices are centrally heated and are carpeted and all are equipped with desks, chairs, telephones and filing cabinets. A photocopier is provided to tenants with each occupier having their own access code.

The Centre has three kitchens one on each floor, fitted to the highest standard with microwave, fridge and kettles. Secretarial assistance is also available.

There is a fully air-conditioned meeting room that is available for hire, that holds up to 10 people and comes fully equipped with the use of the conference phone, a large flat screen TV and Free Broadband and Wi-Fi. The availability of hot and cold refreshments and cold lunches are available through our reception staff, who will also be on hand to help with any needs you may have.

AVAILABILITY

Office No.	Floor	Size (Sq ft)	Desks	Price PCM + VAT
2	1 st	110	2	£450
19	GF	73	2	£400
33	2 nd	119	3	£550
37	2 nd	144	3/4	£600

Additional Service charge of £19.50 + VAT pcm

- Office furniture
- Flexible licence agreements
- 24-hour access, 7 days a week
- Communal kitchen
- Parking (subject to availability)
- Staffed reception
- Photocopier
- Insurance
- IT support
- Maintenance.

VIEWING

Strictly by appointment through sole agents Bracketts

01732 350503

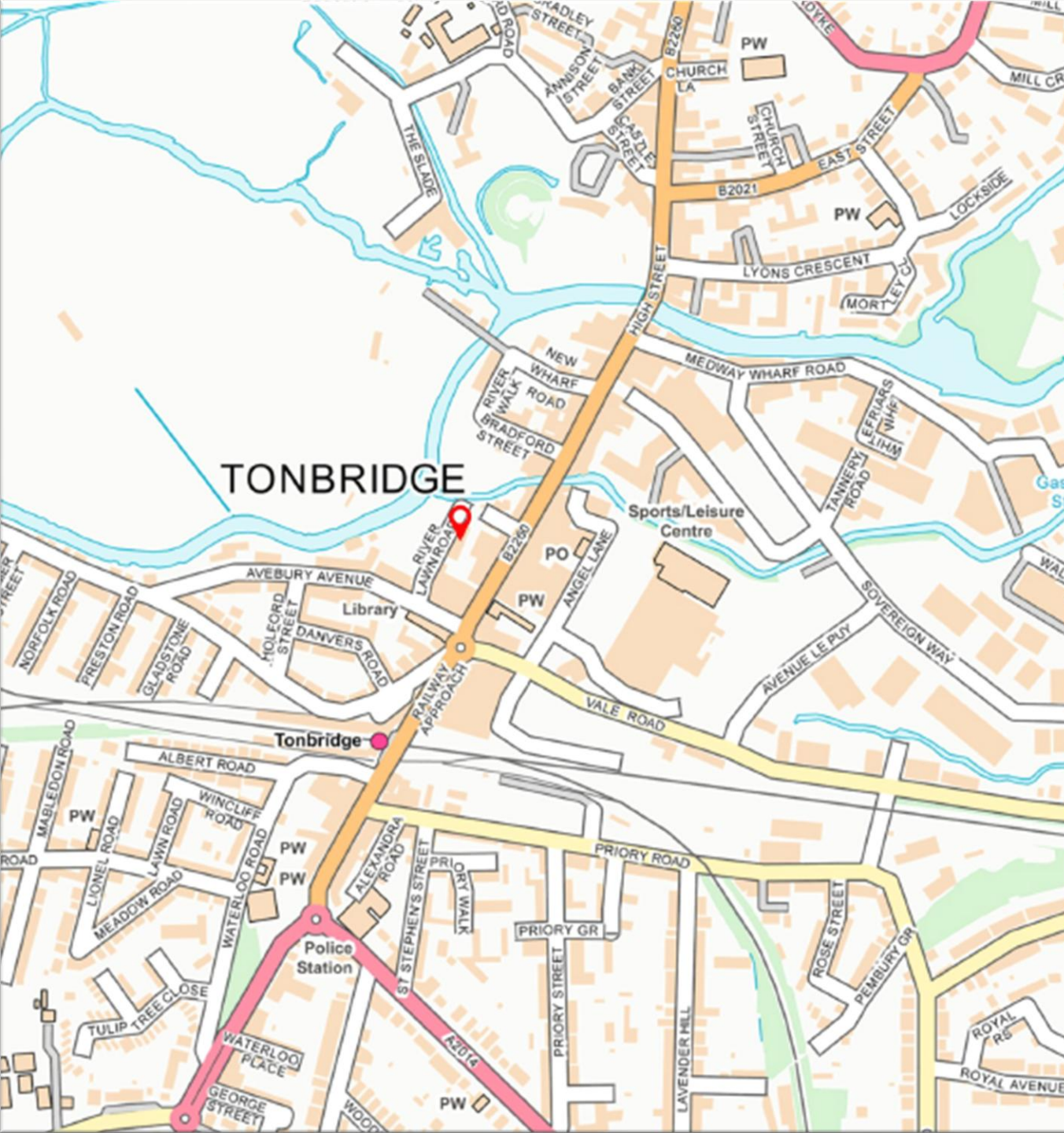
Dominic Tomlinson

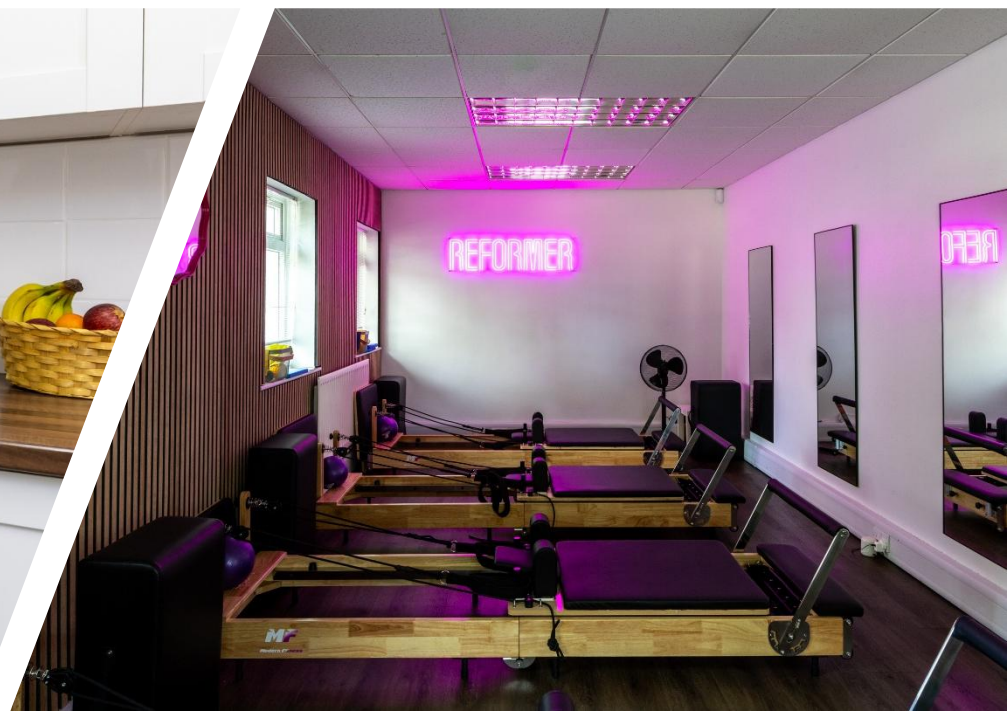
dominic.tomlinson@bracketts.co.uk

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.







WINNER
TOP AGENCY



bracketts^{est. 1828}

Tonbridge

Address: 132 High Street, Tonbridge, Kent, TN9 1BB
T:01732 350503

Royal Tunbridge Wells

Address: 27-29 High Street, Tonbridge Wells, Kent, TN1 1UU

