



**TO LET** 82.49 sq m - 154.96 sq m (888 sq ft)  
SECOND FLOOR OFFICES – REFURBISHED OFFICES  
194 HIGH STREET, TONBRIDGE, KENT, TN9 1BE

est. 1828  
**bracketts**

## LOCATION

The property is situated at the northern end of the High Street almost at its junction with Bordyke and Lansdowne Road in a prominent position within the main professional district of the town.

It is in a convenient location for access to the town's shops and other amenities with Tonbridge mainline station around ¾ mile to the south providing a fast and frequent train service to Central London stations in approx. 35 mins. The town enjoys good road communications with access to the A21 and to Junction 5 of the M25 around 8 miles to the north.

## DESCRIPTION

The accommodation comprises an office on the 2<sup>nd</sup> floor in one of six broadly similar purpose built office buildings developed in 1989, of conventional brick construction below a pitched tiled roof.

The approx. net internal floor areas are:

Ground Floor	LET
First Floor	LET
Second Floor	82.50 sq m (888 sq ft)

## TERMS

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

## AMENITIES / SPECIFICATION

- Newly refurbished accommodation
- LED lighting
- Hot/cold air conditioning
- Kitchenette
- Male and Female WCs
- Audio Intercom system with door release on all floors
- Security and fire alarm
- CCTV monitored
- BT Full Fibre 300 wireless access
- 2 car parking spaces

## RENT

Rent on application

## VAT

We are informed VAT is levied on the rent.

## RENTAL DEPOSIT

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

## BUSINESS RATES

To be reassessed.

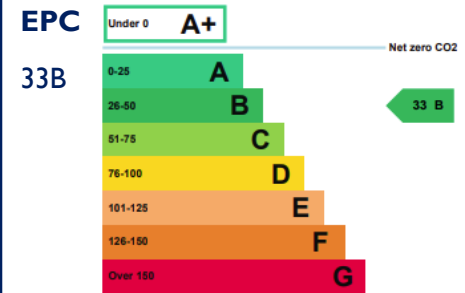
## SERVICE CHARGE

Information available on request.

### 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.

## EPC



## POSSESSION

Upon completion of legal formalities and refurbishment.

## VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

**Dominic Tomlinson**

dominic.tomlinson@bracketts.co.uk

*Subject to contract*





