

**SERVICED OFFICE CENTRE**  
**OFFICES FROM 100 SQ FT**  
**UPWARDS**



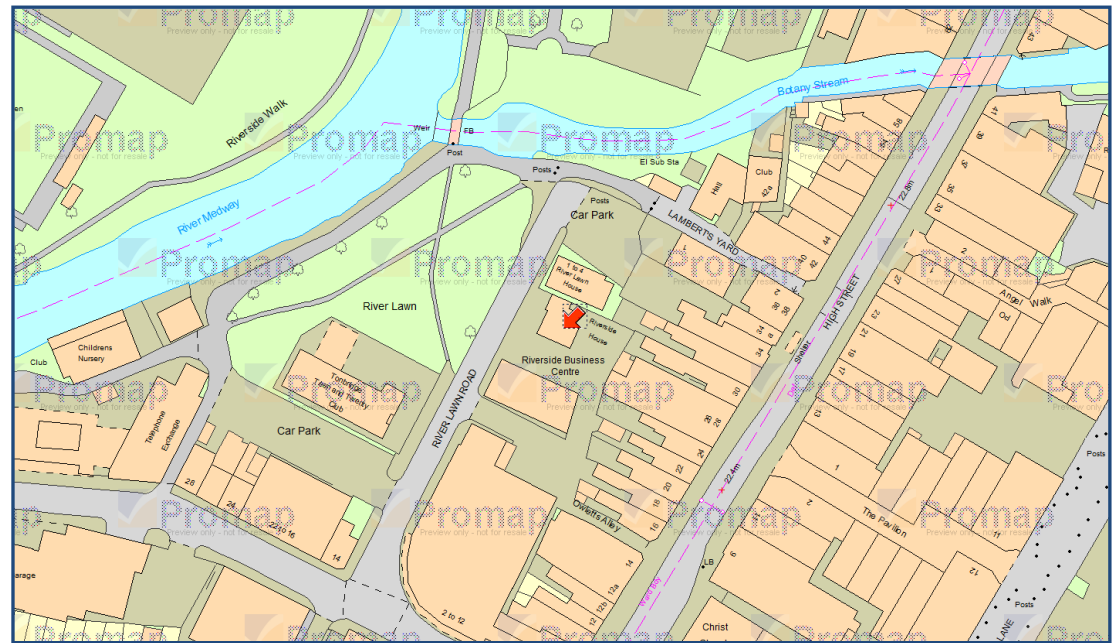
est. 1828  
**bracketts**

**RIVERSIDE HOUSE, RIVER LAWN ROAD**  
**TONBRIDGE, KENT, TN9 1EP**

## SERVICED OFFICE CENTRE

Offices from 100 sq ft upwards

**RIVERSIDE HOUSE  
RIVER LAWN ROAD  
TONBRIDGE  
KENT  
TN9 1EP**



132 High Street  
Tonbridge  
Kent  
TN9 1BB

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

E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

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

Tel: (01892) 533733



## 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 equipment 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

Monthly rentals include:

OFFICE no.	Floor	Size (Sq ft)	Desks	Price PCM + VAT
2	1 <sup>st</sup>	110	2	£450
17	GF	127	2/3	£550.00
30	1 <sup>st</sup>	132	2/3	£550.00
37	2 <sup>nd</sup>	144	3/4	£600.00
45	2 <sup>nd</sup>	166	4	£750.00

- 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](mailto:dominic.tomlinson@bracketts.co.uk)

*\*Additional Service charge of £19.50 + VAT pcm*

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