



TO LET 85.93 SQ M (925 SQ FT)

CLASS E BUILDING

THE COACH HOUSE, BORDYKE END, TONBRIDGE, KENT, TN9 1HA

bracketts est. 1828

LOCATION

The property is situated at the junction of East Street, Bordyke and Hadlow Road. The property is set back from the road line and shares a drive way with a former Georgian house known as Bordyke End.

Bordkye is 400 yards or so east of the High Street and around 0.5 miles from 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 Junction 5 M25 around 8 miles to the north, is around 1.5 miles away.

Tonbridge is recognised as a good office location being well placed for communications and is an established historic market town which over recent years has become increasingly popular with commuters.

DESCRIPTION

The property comprises a former coach house which now provides office space across both the ground and first floor, with gas fired central heating, carpeting, WC and kitchen.

The property benefits from 10 dedicated parking spaces plus use of 2 electric car charging points.

FLOOR AREA

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

Ground Floor	41.15 sq m	(443 sq ft)
First Floor	44.77 sq m	(482 sq ft)
Total	85.92 sq m	(925 sq ft)

TERMS

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

RENT

Price on application.

BUSINESS RATES

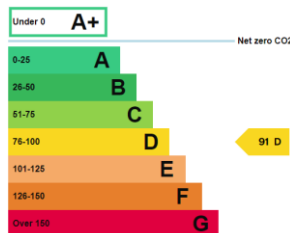
Enquiries of the VOA Website indicate that the property is assessed for rates as follows:

The unit is currently listed as 'Offices and premises' with a Rateable Value of £15,250.

The UBR for 2024/25 is 49.9p in the £.

EPC

91D



PLANNING

We are led to believe the property benefits from Class E usage. Interested parties are encouraged to confirm by enquiry to the LPA.

SERVICE CHARGE

Details available on request.

POSSESSION

On lease completion, subject to vacant possession.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through sole agents Bracketts. Telephone: **01732 350503**

Dominic Tomlinson

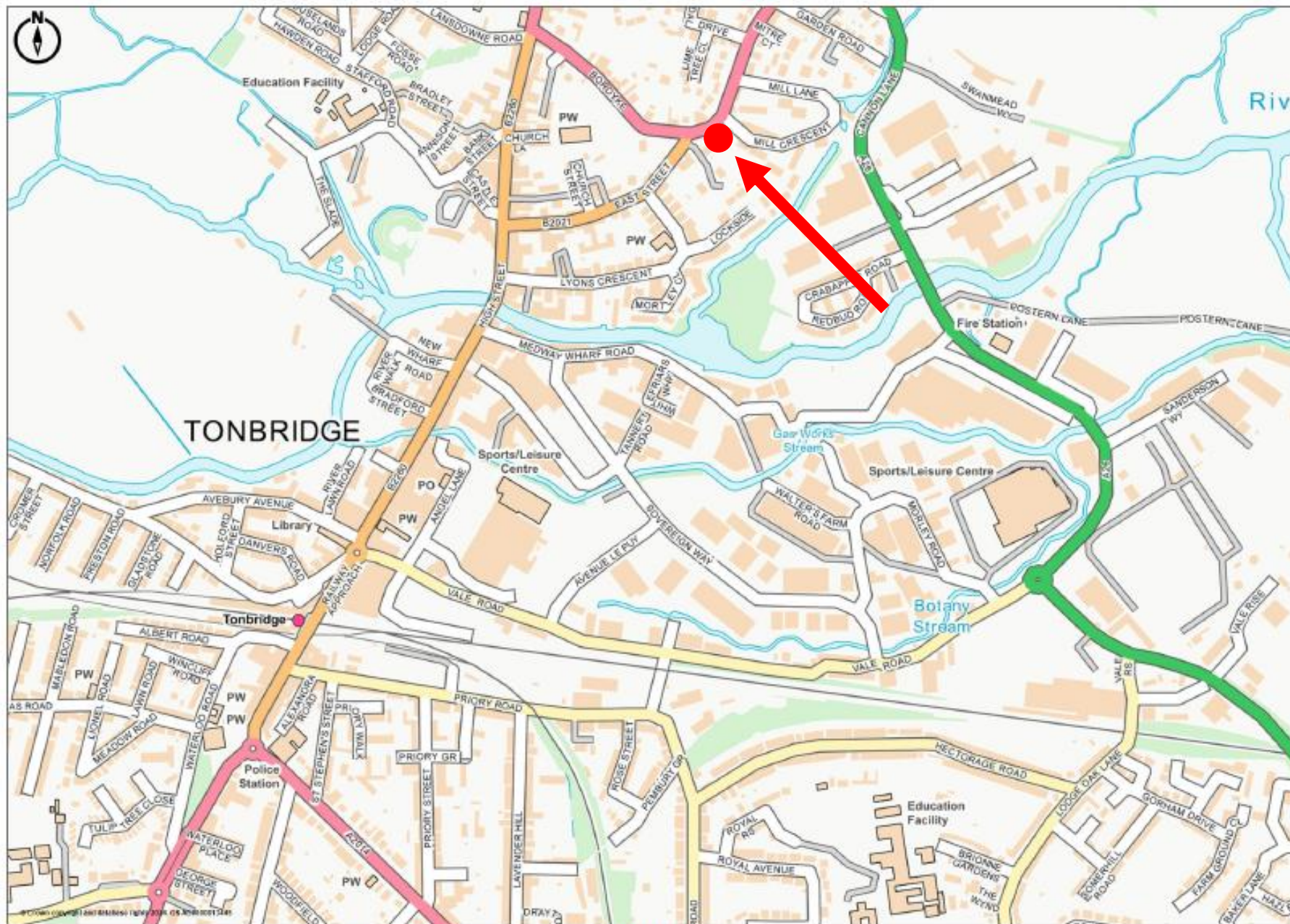
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Joshua O'Brien

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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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TOP AGENCY

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