



TO LET APPROX 58.0 m² (629 Sq. ft)

GROUND FLOOR OFFICE — Available on a room-by-room basis starting from 15.25 sq m (164 sq ft)

192 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.

The property is 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 in approx. 35 mins. The town enjoys good road connections, with access to the A21 and to Junction 5 of the M25 around 8 miles to the North.

DESCRIPTION

The accommodation comprises a ground floor office in one of six broadly similar purpose-built office buildings developed in 1989. The property is conventional brick construction below a pitched tiled roof.

The approx. net internal floor area is:

Rear Office	15.25 m2	(164 sq ft)
Front Office	34.95 m2	(376 sq ft)
Store	5.3 m2	(57 sq ft)
Server Room	3 m2	(32 sq ft)
Total	58.50 m2	(629 sq ft)

The floor is predominantly open plan but has been divided by partitions to create a meeting room.

AMENITIES / SPECIFICATION

- 2 car parking spaces
- Gas fired central heating
- Air conditioning
- Shared Male and Female WCs
- Security alarm and fire alarm
- Shared kitchen

TERMS

The accommodation is **available by way of a new sub-lease expiring March 2030**, on effective full repairing and insuring terms

RENT

£12,500 per annum exclusive, plus VAT.

The rent is payable quarterly in advance.

OUTGOINGS

The ingoing tenant will pay a proportion of the shared costs of repairs to the building, business rates, service and estate charges and utilities costs.

The proportion split is to be calculated on floor areas.

VAT

We are informed VAT is levied on the rent.

RENTAL DEPOSIT

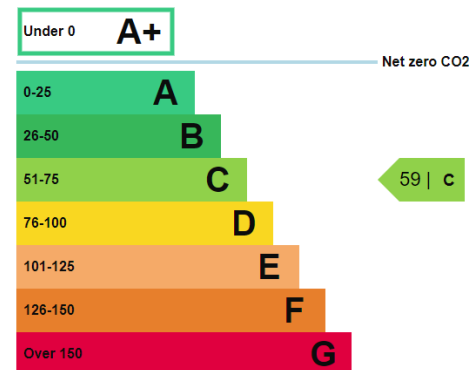
The ingoing tenant will be required to provide a rental deposit as security.

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

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POSSESSION

Upon completion of legal formalities.

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

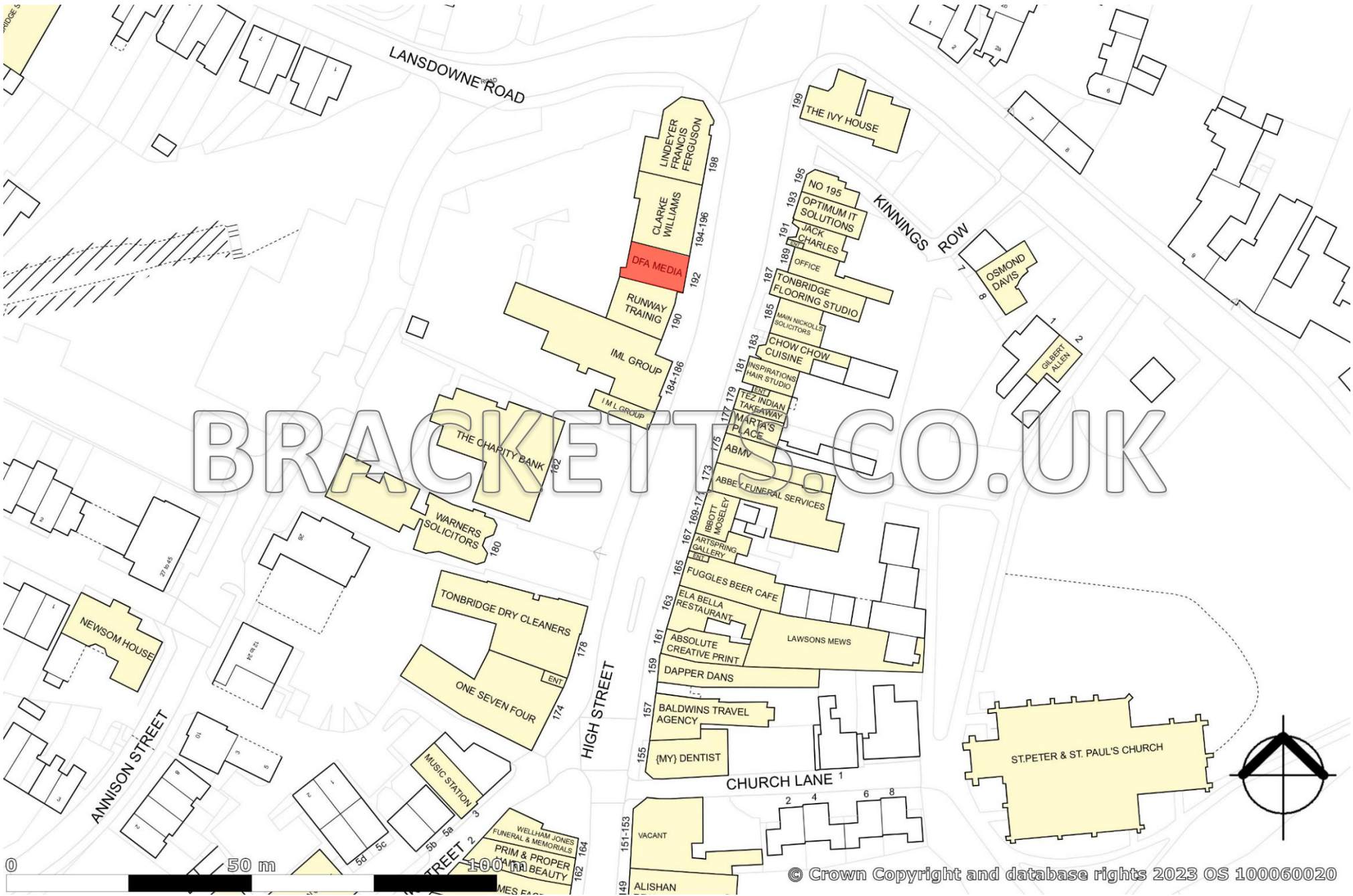
Josh O'Brien

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Subject to contract



TO LET

**GROUND FLOOR OFFICE
CLASS E**

SIZE APPROX. 58.0 SQ M (629 SQ FT)

**192 HIGH STREET
TONBRIDGE
KENT
TN9 1BE**



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Tonbridge

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