



TO LET 49 sq m (530 sq ft)

GROUND FLOOR CLASS E OFFICE BUILDING / SUITABLE FOR A VARIETY OF USE (STP)

32 AVEBURY AVENUE, TONBRIDGE, KENT, TN9 1TL

est. 1828
bracketts

LOCATION

The property is situated close to the junction of Avebury Avenue and Barden Road at the southern end of Tonbridge. It is within 400m of the High Street and mainline station which provides a fast and frequent train service to central London stations London Bridge, Cannon Street, Waterloo East and Charing Cross with a minimum journey time of around 35 minutes.

The A21 bypass serves the town providing a dual carriageway link at Junction 5 M25 at Sevenoaks within around 8 miles.

DESCRIPTION

Comprises a two-storey building with a self contained office suite to the ground floor and a first-floor apartment sold off on a long lease. the construction is cavity brickwork below GRP roof covering.

The ground floor office suite is divided into 5 separate spaces.

The offices have electric heating with some heat recovery, and UPVC double glazed windows.

There are two car parking spaces.

- Reception:
Office: 9.1 m² (98 sq ft)
Office: 9.2 m² (99 sq ft)
Office: 13.2 m² (142 sq ft)
Office: 17.7 m² (191 sq ft)
Tea making facility

Approx total net floor area 49 m² (530 sq ft)

All areas are approximate and verification is recommended.

TERMS

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

QUOTING

£10,500 per annum exclusive

VAT

To be confirmed.

RENTAL DEPOSIT

The incoming tenant will be asked to lodge a rental deposit as security.

LEGAL COSTS

Each party to be responsible for their own legal costs

BUSINESS RATES

Enquiries from the VOA Website indicate that the property is described as ‘Offices & Premises’ with a rateable value of £10,250.

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PLANNING

We understand the property benefits from Class E use. Interested parties should verify with the LPA that their intended use is lawful.

EPC

To be Assessed

VIEWING

Strictly by appointment through joint agents
Bracketts: Telephone: **01732 350503**

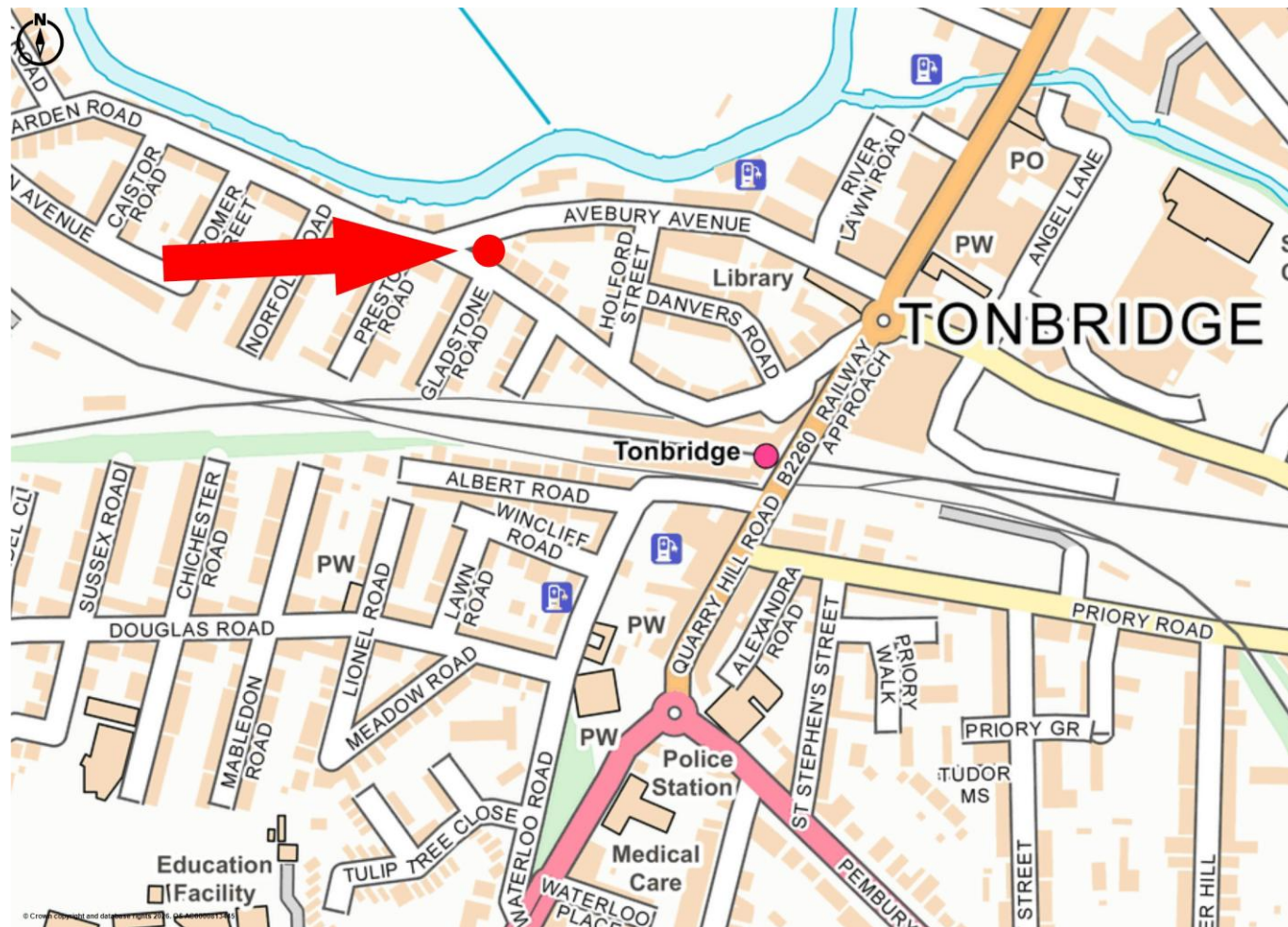
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Subject to contract

Important Notice
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Tonbridge

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

Royal Tunbridge Wells

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