SERVICED OFFICE CENTRE - **TO LET**

Offices from 73 sq ft – 144 sq ft

Riverside House, River Lawn Road, Tonbridge TN9 1EP

est. 1828
bracketts

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

Office No.	Floor	Size (Sq ft)	Desks	Price PCM + VAT
19	GF	73	2	£400
37	2nd	144	3/4	£575
40	2nd	135	3	£550
51	2nd	100	2	£350

Additional Service charge of £19.50 + VAT pcm

- 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

Subject to contract

Important Notice
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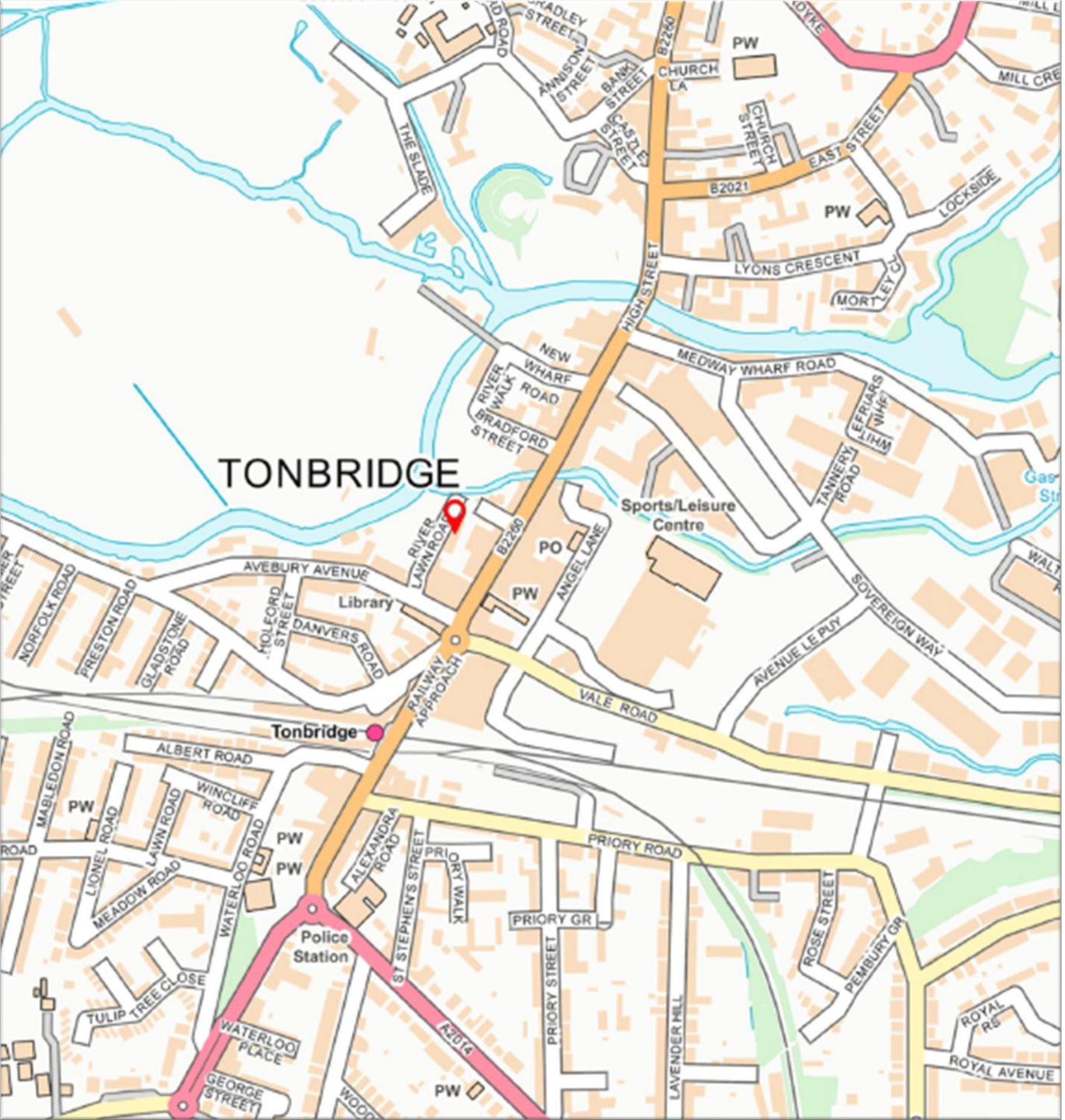
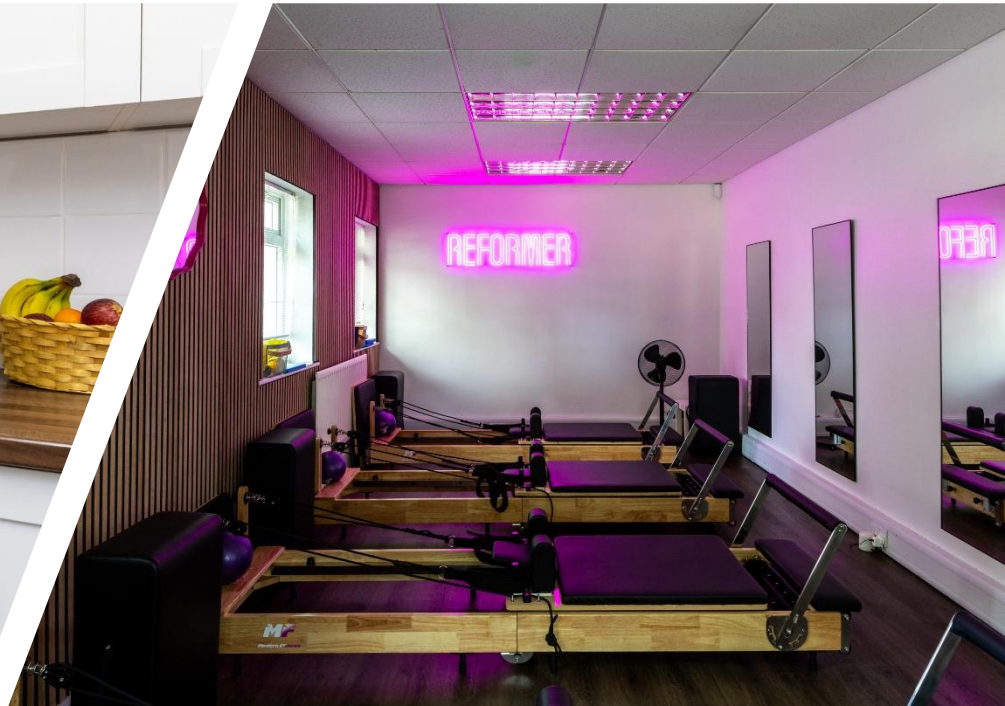

TONBRIDGE
Tonbridge
Sports/Leisure Centre
Library
Police Station
PO
PW
HIGH STREET
B2260
B2021
A2014
EAST STREET
CHURCH LA
CHURCH STREET
BANK STREET
CASTLE STREET
ANNISON STREET
BRADLEY STREET
THE SLADE
LYONS CRESCENT
MORTLEY CT
LOCKSIDE
MILL CRE
MEDWAY WHARF ROAD
NEW WHARF ROAD
RIVER WALK
BRADFORD STREET
EFFRIARS WHF
TANNERY ROAD
SOVEREIGN WAY
AVENUE LE PUY
VALE ROAD
ANGEL LANE
RIVER LAWN ROAD
AVEBURY AVENUE
MOLEFORD STREET
DANVERS ROAD
NORFOLK ROAD
PRESTON ROAD
GLADSTONE ROAD
RAILWAY APPROACH
ALBERT ROAD
MABLEDON ROAD
WINCLIFF ROAD
LAWN ROAD
LIONEL ROAD
MEADOW ROAD
WATERLOO ROAD
TULIP TREE CLOSE
WATERLOO PLACE
GEORGE STREET
ALEXANDRA ROAD
ST STEPHEN'S STREET
PRIORY WALK
PRIORY ROAD
PRIORY GR
PRIORY STREET
LAVENDER HILL
ROSE STREET
PEMBURY GR
ROYAL RS
ROYAL AVENUE

Photos: John Knight Photography



CoStar AWARDS

WINNER

TOP AGENCY

bracketts est. 1828

Tonbridge

Address: 132 High Street, Tonbridge, Kent, TN9 1BB

T:01732 350503

Royal Tunbridge Wells

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

RICS