



TO LET 87 m² (936 sq ft)

CLASS E Ground Floor & First Floor Office Suites
2B LYONS CRESCENT, TONBRIDGE, KENT TN9 1EX

est. 1828
bracketts

LOCATION

The property is situated behind 93-95 High Street, on the eastern side of Tonbridge High Street just north of the River Medway and directly opposite Tonbridge Castle.

The property is accessed via Lyons Crescent and is in a convenient position for the town’s shops and mainline station around 500 yards to the south serving Waterloo, London Bridge and Charing Cross, with a minimum journey time to London of approx. 40 minutes.

The A21 by-pass is around ½ mile to the south providing a direct dual carriageway link to Junction 5 of the M25 at Sevenoaks, around 8 miles to the north.

DESCRIPTION

The property comprises a detached two story converted Victorian coach house currently used as office accommodation.

The office accommodation is over two floors and includes an entrance hall, and separate male and female WCs.

FLOOR AREAS

	sq m	sq ft
Ground Floor	35	376
First Floor	45	484
Reception	7	75
Total	87	936

We are informed the property benefits from three car parking spaces

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

£18,000 per annum

VAT

Will be levied

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 £14,000. “tenants may be eligible for SBRR”

LOCAL AUTHORITY

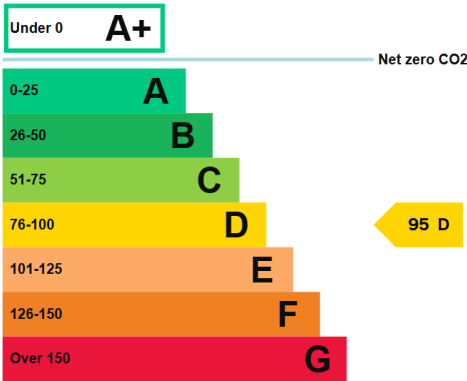
Tonbridge and Malling Borough Council, Gibson Building, Gibson Dr, Kings Hill, West Malling ME19 4LZ.

PLANNING

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

EPC

95 D



VIEWING

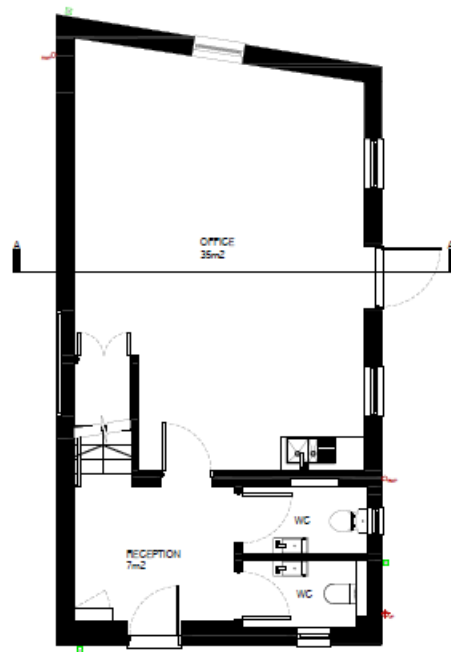
Strictly by appointment through joint agents
Bracketts: Telephone: 01732 350503

Joshua O’Brien
joshua.o'brien@bracketts.co.uk

Dominic Tomlinson
dominic.tomlinson@bracketts.co.uk

Subject to contract

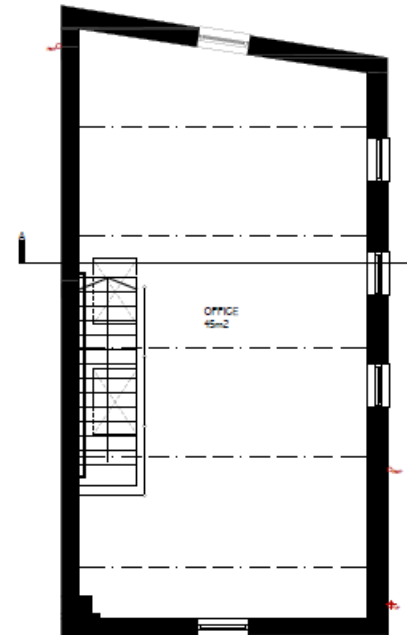
Important Notice
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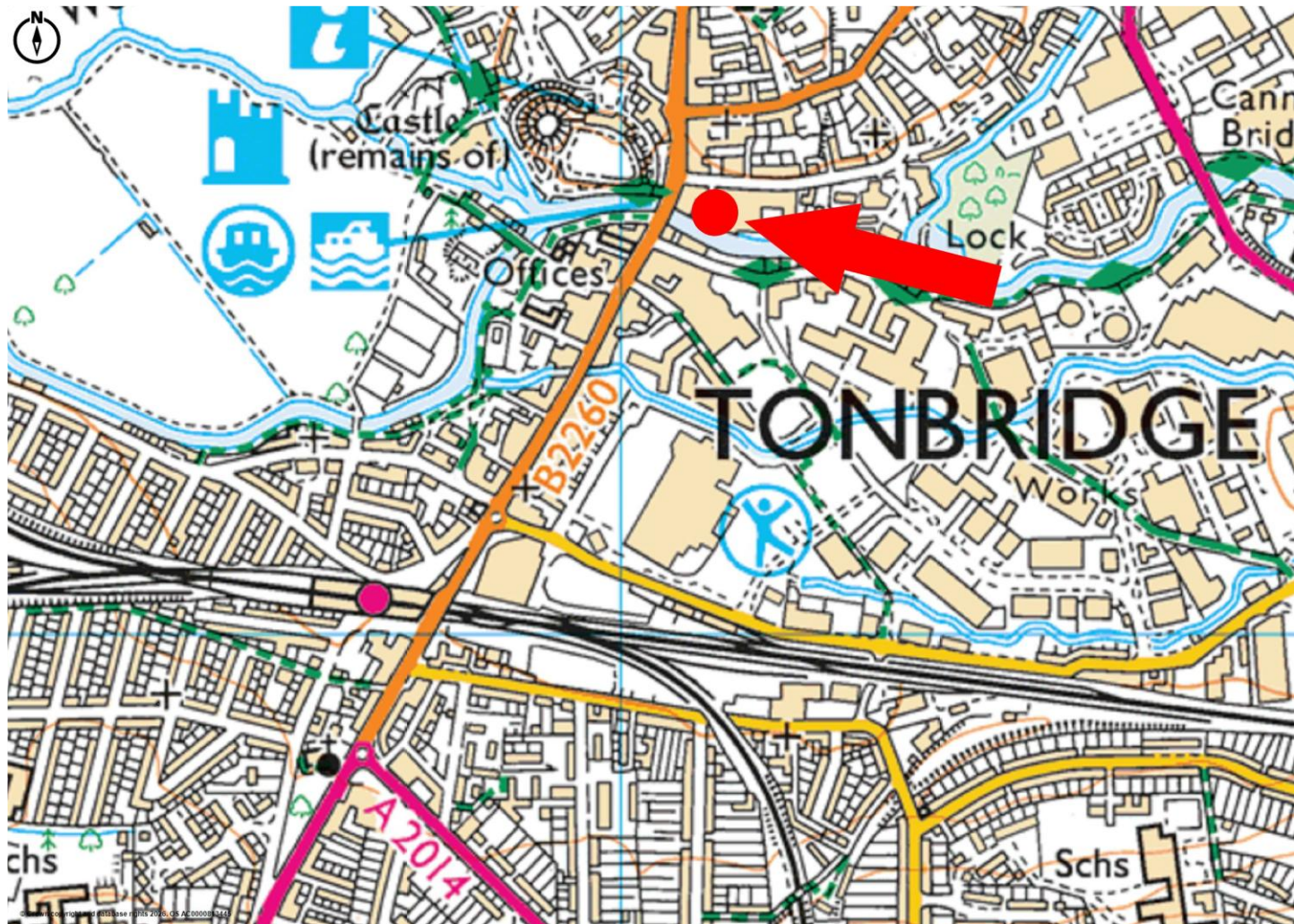
EXISTING GROUND FLOOR PLAN

SCALE - 1:50
0 0.5 1 1.5 2.5 m

SCALE - 1:100
0 1 2 3 4 5 m



EXISTING FIRST FLOOR PLAN









bracketts est. 1828

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



RICS