

TO LET - Ground Floor Office with parking NIA Approx. 536ft² [49.8m²]
Ground Floor, 145B Hastings Road, Pembury TN2 4JU

When experience counts...



TO LET GROUND FLOOR OFFICE WITH PARKING

NIA APPROX. 536FT² [49.8M²]

GUIDE RENT £8,000 PA

GROUND FLOOR
145B HASTINGS ROAD
PEMBURY
TUNBRIDGE WELLS
KENT
TN2 4JU

bracketts bracket

27/29 High Street Tunbridge Wells Kent TN1 IUU

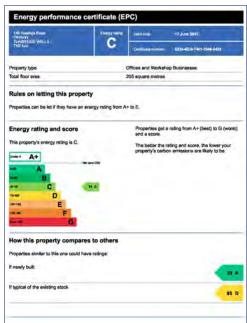
Tel: (01892) 533733 Fax: (01892) 512201 E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent Tel: (01732) 350503







LOCATION / SITUATION

The property is located in the village of Pembury approximately 3 miles east of Royal Tunbridge Wells town centre.

The property is situated within a predominantly residential area on the northern side of Hastings Road close to local amenities and the A21 Pembury bypass.

DESCRIPTION

Self-contained open plan office within a larger office building. The premises benefit from double glazing, perimeter trunking, gas fired central heating via radiators (with thermostatic valves) and on site parking. The Tenant would have access to fibre broadband and an electric car charger (costs recharged separately).

ACCOMMODATION

Ground Floor:

Office (open plan) NIA Approx. 536ft² [49.8m²]

Separate ladies and gents WC's for communal use Shared use of kitchenette 2 dedicated car parking spaces

LEASE

The premises are available by way of a new Internal Repairing and Insuring Lease for a term to be agreed.

The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the Lease.

GUIDE RENT

£8,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

The rent is inclusive of service charge but exclusive of buildings insurance, utilities, business rates, telecoms and any other outgoings.

VAT

We are advised that the rent will attract VAT.

RENTAL DEPOSIT

The ingoing Tenant will be required to provide a rental deposit to be held throughout the term.

BUSINESS RATES

Enquiries of the VOA website indicate that the premises is described as "Offices and Premises" and has a Rateable Value of £8.700.

The small business rate multiplier for 2025/2026 is 49.9 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole letting

agent: Bracketts Tel: 01892 533733

Contact: Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

20.06.25/DB

Important Notice:

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