

TO LET
FIRST FLOOR OFFICE



Red line indicative only

TO LET - First Floor Town Centre Office with Parking
Total NIA Approx. 3,140ft² [291.7m²]
Crane Chambers, 58 High Street, Cranbrook TN17 3DL

When experience counts...

est. 1828
bracketts

**FIRST FLOOR
TOWN CENTRE
OFFICE WITH PARKING**

**TOTAL NIA APPROX.
3,140 SQ FT [291.7 SQ M]**

**CRANE CHAMBERS
58 HIGH STREET
CRANBROOK
KENT**

TN17 3EE



27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

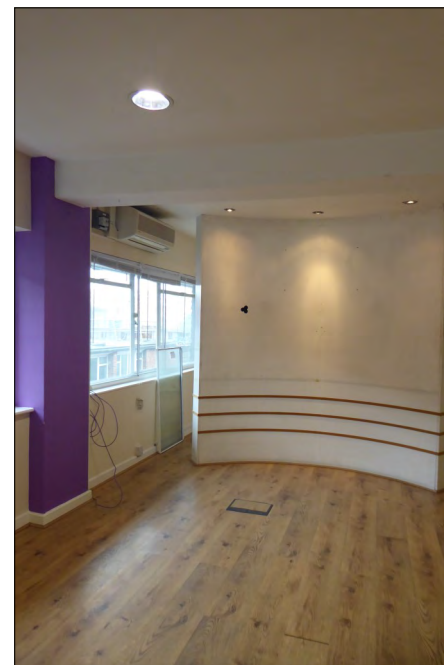
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)			
FIRST FLOOR OFFICES Crane Chambers 58 High Street CRANBROOK TN17 3DL	Energy rating	Valid until:	11 August 2028
	D	Certificate number:	9151-8031-1020-6368-8008
Property type		B1 Offices and Workshop businesses	
Total floor area		317 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A+ to E.			
Energy rating and score		Properties get a rating from A+ (best) to G (worst) and a score.	
This property's energy rating is D.			
<div><div>Under 4</div><div>A+</div><div>44-48</div><div>A</div><div>45-49</div><div>B</div><div>50-54</div><div>C</div><div>55-59</div><div>D</div><div>60-64</div><div>E</div><div>65-69</div><div>F</div><div>70-74</div><div>G</div><div>82 D</div><div>last score 2020</div></div>			
How this property compares to others			
Properties similar to this one could have ratings:			
if newly built			
if typical of the existing stock			

LOCATION / SITUATION

The property is located within the historic market town of Cranbrook approximately 15 miles east of Royal Tunbridge Wells and approximately 14 miles south of Maidstone.

The property is situated on the Southern side of the High Street above a Co-op Welcome convenience store. The car parking is at the rear of the building accessed via Crane Lane.

DESCRIPTION

Predominantly open plan offices in the centre of Cranbrook. May suit other users (subject to Planning if required).

ACCOMMODATION

Ground Floor:

Reception and stairwell leading to:

First Floor:

Office	NIA Approx.	3,140 ft ² [291.7.m ²]
Ladies and gents WCs		

The premises benefit from 8 spaces in the yard to the rear.

LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

AMENITIES

- Wall mounted AC units*
- Floor boxes*
- Door entry System*
- Ladies and gents WCs
- 8 on-site parking spaces

GUIDE RENT

£27,500 per annum exclusive - payable quarterly in advance on the usual quarter days.

VAT

Payable if applicable - we are advised that the landlord does not currently charge 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 property is described as follows;

“Office and premises” - Rateable Value £40,000.

The small business non-domestic rating multiplier for 2025/2026 - 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

Both parties to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the joint sole letting agents:

Bracketts: 01892 533733

Darrell Barber MRICS M: 07739 535468

E: darrell@bracketts.co.uk

Mason Owen Property Consultants

Tom Iles M: 07727 175747

E: tom.iles@masonowen.com



*NOT TESTED

SUBJECT TO CONTRACT, PLANNING (IF REQUIRED) AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

21.03.25/DB

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.

