



TO LET 92 sq m (990 sq ft)
FIRST FLOOR OFFICE – Suitable for a variety of uses STP
Kent House, 60b Priory Street ,Tonbridge, Kent TN9 2AH

est. 1828
bracketts

LOCATION

Kent House is situated on the western side of Priory Street, around ¼ mile from Tonbridge town centre and mainline station 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. The property is, therefore, in a convenient position for access to the town's facilities and amenities generally.

DESCRIPTION

Kent House dates back to 1868 as a Methodist Chapel but was substantially renovated and altered in the mid 1980's and refurbished a few years ago.

The positioned office accommodation is on the first floor. The accommodation has the benefit of some air conditioning and gas fired central heating.

AMENITIES / SPECIFICATION

- Part air conditioning
- Gas fired central heating
- Laminate / carpeted floors
- Attractive open plan space
- Fire and burglar alarm
- WCs
- Kitchen Facilities

FLOOR AREAS

The unit has the following approx., gross internal floor area:

92 SQ M (990 sq.ft)

TERMS

The property is available to be let by way of a new effective Full Repairing and Insuring lease, outside the Landlord and Tenant act 1954, for a term by agreement.

RENT

£14,000 per annum, payable quarterly in advance. The cost of incoming services to be shared on a pro-rata basis with other tenants.

VAT

We are informed that VAT is levied

POSSESSION

Upon completion of legal formalities.
The property is available from 26/03/2025.

BUSINESS RATES

The unit is described as 'Offices and premises' with a rateable value of £9,400.
The UBR for 2024/25 is 49.9p in the £.

EPC

TBC

Deposit

TBC

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 35050**

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Dominic Tomlinson

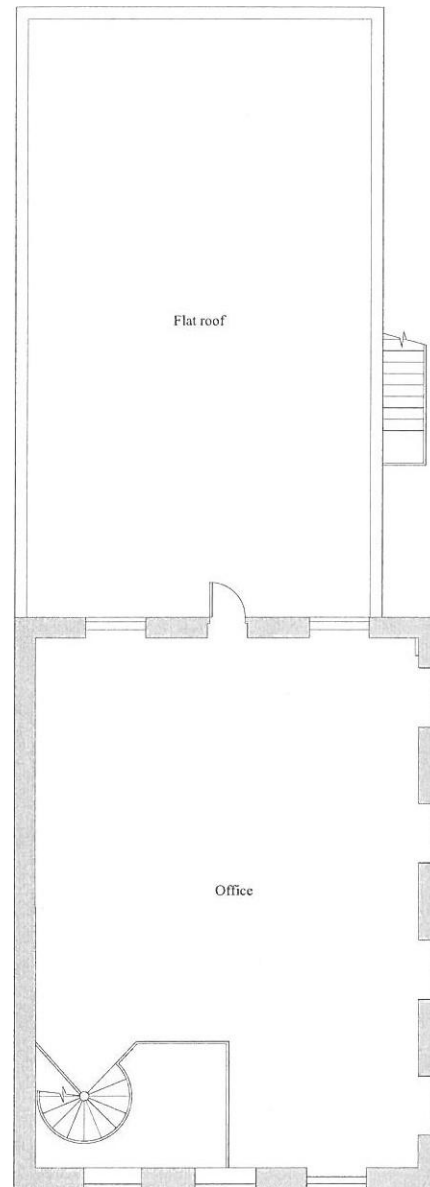
dominic.tomlinson@bracketts.co.uk

Subject to contract

Important Notice

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TO LET

FIRST FLOOR OFFICE

92 SQ M (990 SQ FT)

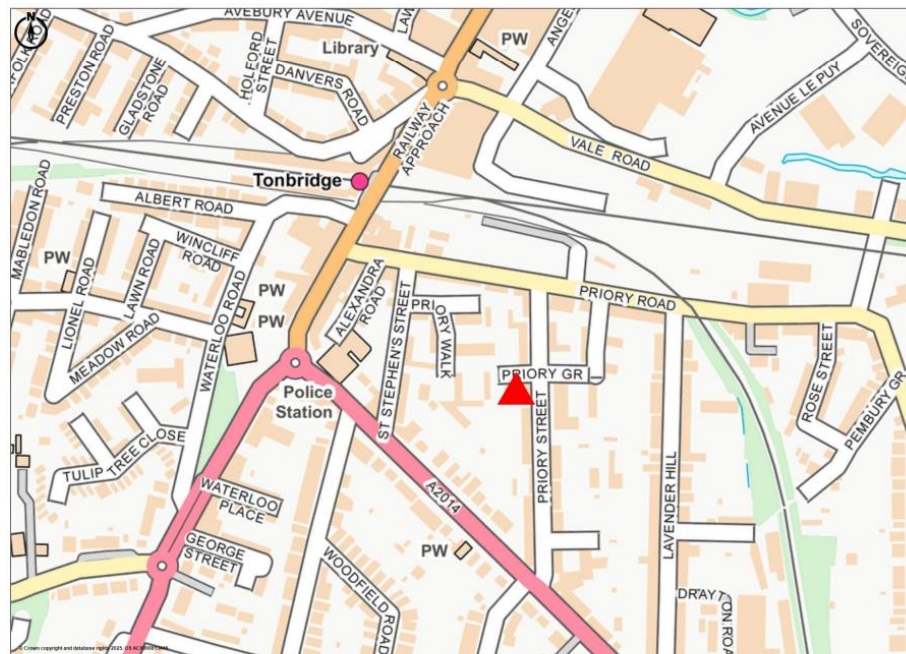
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