



RED LINE FOR INDICATIVE PURPOSES ONLY

TO LET 52.80 sq m (568 sq ft)
FIRST FLOOR OFFICE – WITH PARKING
51 ST MARY'S ROAD, TONBRIDGE, KENT, TN9 2LE

est. 1828
bracketts

LOCATION

The property is located within around 300 yards of the Pembury Road roundabout, within a quarter of a mile of the town’s main shopping area. Tonbridge station is within 400 yards and provides a fast and frequent train service to London Bridge, Waterloo and Charing Cross with a minimum journey time of around 35 minutes. The A21 by-pass is around half a mile to the south, leading to the M25 at Junction 5, around 8 miles to the north.

DESCRIPTION

The premises comprise the entire first floor of this building with accommodation as follows:

First Floor:

	Sq m	Sq ft
Rear Office	10.8	116
Kitchen	9.765	105
Middle Office	12.688	136
Front Office	19.5496	210
Total	52.80	568

AMENITIES / SPECIFICATION

- 3 Car Parking Spaces
- Fluorescent Lighting
- Carpeted
- Security Alarm
- WC & Kitchen facilities

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

£11,500 per annum, payable monthly in advance

VAT

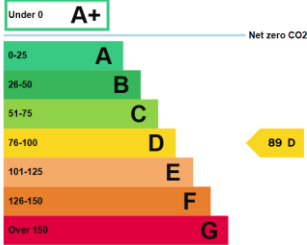
We have been informed that this is VAT exempt.

BUSINESS RATES

The unit is described as ‘Offices and premises’ with a rateable value of £8,900. The UBR for 2024/25 is 49.9p in the £.

EPC

89D



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.

SERVICE CHARGE

A service charge is payable – further details upon application.

LEGAL COSTS

Each party to bear their own legal costs.

POSSESSION

Upon completion of legal formalities

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: 01732 350503

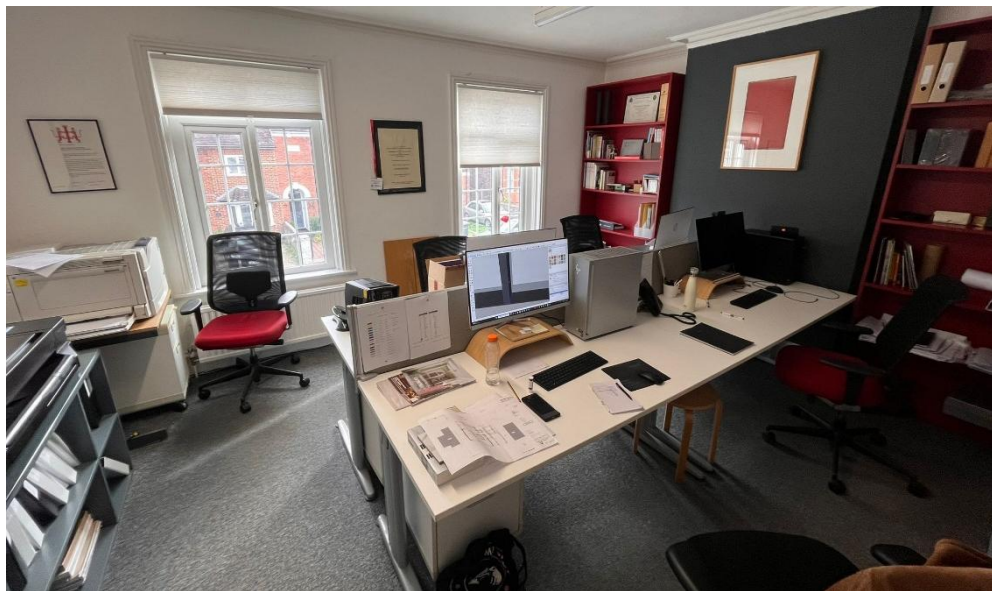
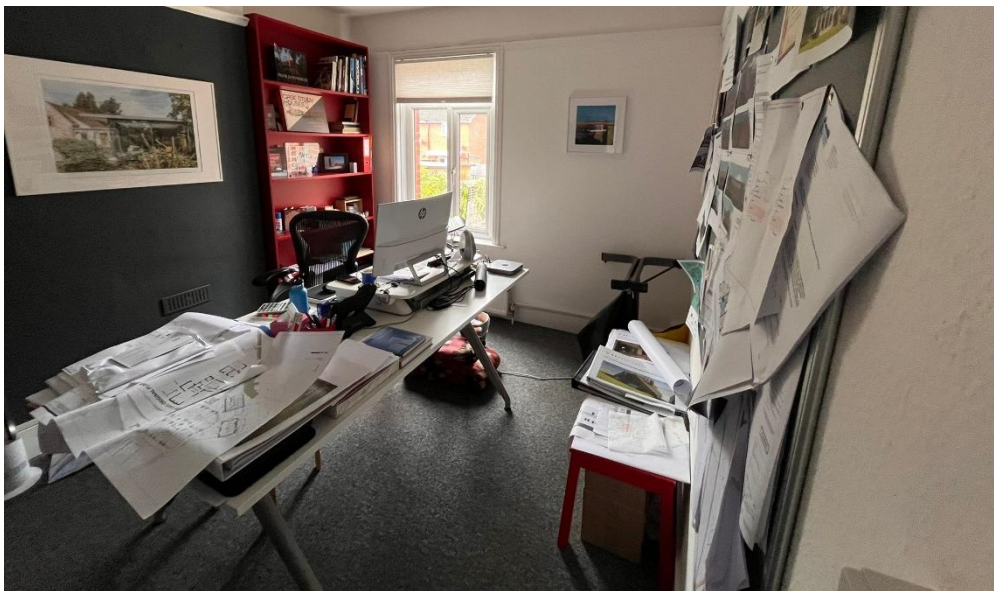
Joshua O’Brien

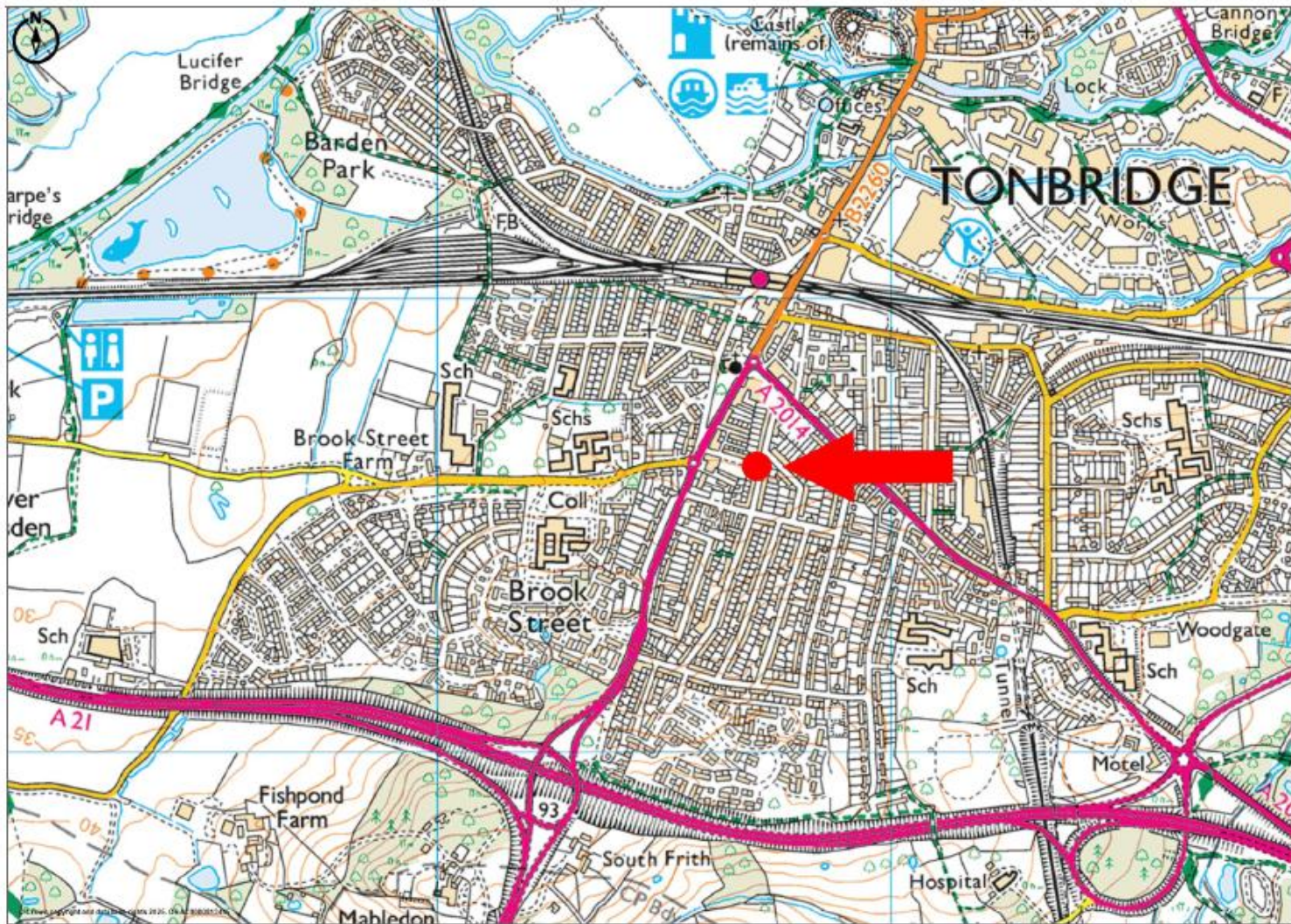
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Dominic Tomlinson

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Subject to contract





Promap

LANDMARK INFORMATION

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TO LET

OFFICE WITH PARKING

52.80 SQ M (568 SQ FT)

FIRST FLOOR, 51 ST MARY'S,
TONBRIDGE,
KENT,
TN9 2LE

 CoStar AWARDS
2025 ANNUAL AWARDS

WINNER
TOP AGENCY

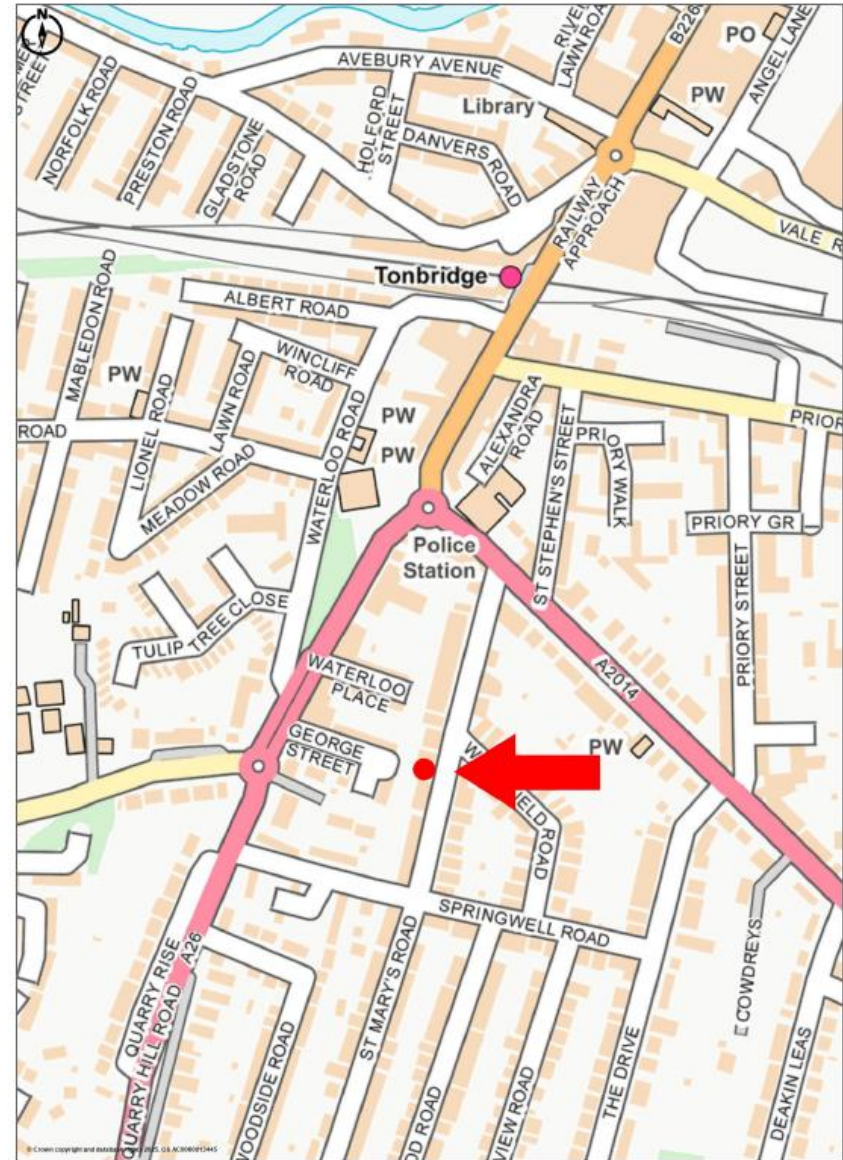


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