



**TO LET** 58.40 SQ M (628 SQ FT)

OFFICE UNIT

THE STUDIO HOP HOUSE, LOWER GREEN ROAD, PEMBURY, TN2 4HS

est. 1828  
**bracketts**

## LOCATION

The property is located in the village of Pembury, approximately 3 miles east of Royal Tunbridge Wells town centre and 1 mile from the A21.

The property forms part of Hop House, a multi-let office building situated on the eastern side of Lower Green Road.

## DESCRIPTION

A self-contained office arranged over ground and first floors

The property comes with 3 car parking spaces.

## ACCOMMODATION

### Ground Floor

Reception / Entrance approx 4.4 m<sup>2</sup> (48 ft<sup>2</sup>)

Office 1 approx 12.4 m<sup>2</sup> (134 ft<sup>2</sup>)

Office 2 approx 7.8 m<sup>2</sup> (84 ft<sup>2</sup>)

Ladies and Gents WC's

### First Floor

Office 1 approx 21.4m<sup>2</sup> (230 ft<sup>2</sup>)

Office 2 approx 7.4 m<sup>2</sup> (80 ft<sup>2</sup>)

Kitchen approx 3.7 m<sup>2</sup> (40 ft<sup>2</sup>)

Store approx 1.3 m<sup>2</sup> (14 ft<sup>2</sup>)

**Total NIA approx 58.4 m<sup>2</sup> (628 ft<sup>2</sup>)**

## 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 arrangement.

## RENT

To be let by way of a new lease on terms to be agreed at a commencing rent of £10,000 per annum payable quarterly in advance.

## VAT

We are informed VAT is not applicable.

## SERVICE CHARGE

A service charge will be payable in respect of all common and shared items – further information available upon request.

## BUSINESS RATES

To be assessed.

## EPC

To be assessed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## DEPOSIT

The Tenant may be required to provide a rental deposit as security.

## VIEWING

Strictly by appointment through sole 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

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.



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