

AVAILABLE SEPARATELY OR TOGETHER



**TO LET** 75.73 - 230.6 SQ M (815 - 2,482 SQ FT)

OFFICE WITH PARKING TO BE REFURBISHED

18 & 20 EAST STREET, TONBRIDGE, KENT, TN9 1HA

est. 1828  
**bracketts**



## LOCATION

The property is situated in a prominent position on East Street, approx. 100 yards from the High Street in a convenient location for access to the town's shops and amenities.

Tonbridge mainline station is around ½ mile to the south providing a fast and frequent train service to London Bridge, Waterloo, Cannon Street and Charing Cross with a minimum journey time of around 35 minutes.

## DESCRIPTION

The property comprises a detached 3 storey property, with a private forecourt and dedicated car parking. The two sides of the property have been joined by an interconnecting door.

The property provides office accommodation across ground and first floors. Both floors are predominantly open plan with a subdivision to create a meeting room. There is ancillary space on the second floor in 18 East Street.

## TERMS

The property is available to be let by way of a new full repairing and insuring lease for a term by arrangement.

## RENT

Rent on application.

## FLOOR AREA

The unit has the following approx. net internal floor areas:

### 18 East Street

Ground Floor approx. 32.25 sq m (347 sq ft)

First Floor approx. 34.56 sq m (372 sq ft)

Second Floor approx. 8.92 sq m (96 sq ft)

TOTAL approx. 75.73 sq m (815 sq ft)

### 20 East Street

Ground Floor approx. 80.62 sq m (868 sq ft)

First Floor approx. 74.27 sq m (799 sq ft)

TOTAL approx. 154.89 sq m (1,667 sq ft)

**TOTAL** approx. 230.6 sq m (2,482 sq ft)

## VAT

We are informed VAT is not applicable.

## BUSINESS RATES

The unit is described as 'Shop & Premises' with a Rateable Value of £38,750.

The UBR for 2024/25 is 49.9p in the £.

## EPC

C60

## RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## POSSESSION

Upon completion of legal formalities.

## VIEWING

Strictly by appointment through sole agents Bracketts:

**01732 350503**

**Dominic Tomlinson**

[dominic.tomlinson@bracketts.co.uk](mailto:dominic.tomlinson@bracketts.co.uk)

**Abbey Mitchell**

[abbey.mitchell@bracketts.co.uk](mailto:abbey.mitchell@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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