

TO BE REFURBISHED



TO LET 60 sq m (645 sq ft)
FIRST FLOOR AIR CONDITIONED OFFICE – WITH PARKING
CAPE HOUSE, 60A PRIORY ROAD, TONBRIDGE, KENT, TN9 2BL

est. 1828
bracketts

LOCATION

The property is approached via a private road off the southern side of Priory Road approximately half a mile from the town centre, High Street and mainline station (London Charing Cross, London Bridge and Waterloo East, with a minimum journey time of approximately 35 minutes). The A21 Bypass to the south provides a direct dual carriageway link to Junction 5 of the M25 approximately 8 miles to the north.

DESCRIPTION

Cape House comprises a refurbished and extended office building. There is furniture available, subject to negotiation.

The available accommodation comprises of Suite A on the first floor.

First Floor, Suite A:
Open plan office area.

Approx: 60 sq m (645 sq ft)

AMENITIES / SPECIFICATION

- 2 car parking spaces
- Fully redecorated
- New carpet tiles
- Air conditioning and heating
- Double glazed timber windows
- Skirting trunking
- Monitored fire & intruder alarms
- Shared WCs & Kitchenette
- Cat II lighting

TERMS

The accommodation is available by way of a new lease.

RENT

£11,000 per annum, payable quarterly in advance.

The cost of incoming services to be shared on a pro-rata basis with other tenants.

VAT

We 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 £.

POSSESSION

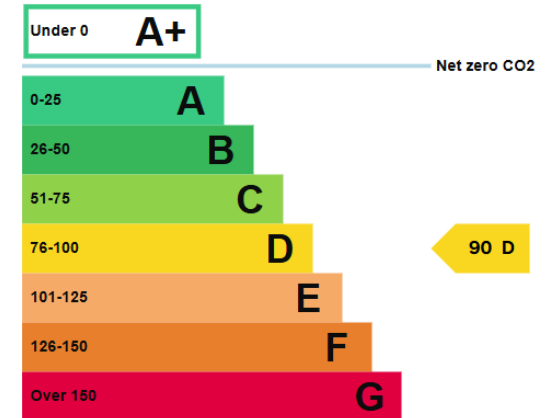
Upon completion of legal formalities.

The property is available from 26/03/2025.

EPC Energy rating and score

90D

This property's energy rating is D.



VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Abbey Mitchell

abbey.mitchell@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.





DO NOT SCALE DRAWING - IF IN DOUBT, ASK
LEGEND & NOTES:-

REV	DATE	DESCRIPTION
INFORMATION		
 <small> BUILDING SERVICES GROUP LTD Cape House 18a Priory Road Tonbridge Kent TN10 2BL T: +44 (0)1753 585571 F: +44 (0)1753 715844 E: enquiry@bsg.com W: www.bsg.com </small>		
CLIENT		
BUILDING SERVICES GROUP		
PROJECT		
CAPE HOUSE, 80A PRIORY ROAD, TONBRIDGE, KENT TN10 2BL		
TITLE		
GROUND & FIRST FLOOR AC LAYOUT		
SCALE: 1:100 g.a.d.	DESIGNER: a.s.	
DATE: AUG 2011	CHECKED:	
PROJECT NO:	1580/AC1	REV:

TO LET

OFFICE WITH PARKING

60 SQ M (645 SQ FT)

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60A PRIORY ROAD,
TONBRIDGE,
KENT,
TN9 2BL

est. 1828
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