



**FOR HIRE**

**SECURE OFFICE SUITES**

**187 HIGH STREET  
TONBRIDGE  
KENT TN9 1BX**

### LOCATION

**187 High Street, Tonbridge, TN9 1BX**, is located at the northern end of the town, near the junction with Bordyke (A26 to Maidstone), at the upper end of the retail area of the town. The ground floor is occupied by **Leslie Charles interiors**. Tonbridge station is about three quarters of a mile away to the south and bus services pass the property.

### DESCRIPTION

The office suites consist of lockable rooms on each of the first and second floors, with their own entrance via an external staircase at the rear of the building. A door entry system controls access to the property. There are male and female toilets and a kitchen for the communal use of all occupants on the first floor. All the offices have painted walls, are fully carpeted and have electric storage heaters run from a central control panel. The building has a burglar alarm system linked to an external central control room.

There is no car parking available with the offices. There is a public car park immediately behind the building and there is other parking available in the town, a short distance away. Broadband is available to the property. Prospective tenants are advised that the Landlord's Fixtures and Fittings within the premises have not been tested.

	Approx sq m	Approx sq ft	Annual Cost £	Monthly Cost £
<b>First Floor Front</b>	20.90	225	<b>6,300</b>	<b>525</b>
<b>First Floor Rear</b>	11.52	124	<b>3,120</b>	<b>260</b>
<b>Second Floor Front</b>	20.90	225	<b>6,300</b>	<b>525</b>
<b>Divided into two rooms</b>				
<b>Second Floor Rear</b>	11.52	124	<b>3,120</b>	<b>260</b>

### HIRE TERMS

Tenants will be asked to sign a standard agreement and will pay a deposit of two months of the agreed monthly hire charge, together with the first month's rental. [Pay three months when you move in.]

The hire charge thereafter will be paid by banker's standing order monthly in advance on the first of the month.

The hire costs for the property will include rent, rates, service charges, electricity, gas, water and heating charges. The hire cost will be not subject to Value Added Tax at the prevailing rate.

Tenants will make their own arrangements for the connection, charges and running costs for telephones and telecommunications in the property. Any rentals will be subject to contract and receipt of satisfactory references.

### VIEWING

**STRICTLY BY APPOINTMENT THROUGH EDWARD PRENTICE on 01732 2355639**

03.10

Maunsell House 5 Ely Gardens Tonbridge Kent TN10 4NZ

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