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and property consultants

Unit 1 The Old Dairy • Great Danegate • Eridge • East Sussex • TN3 9HU

Self-contained open plan business space - To Let - 1350 sq ft

Location

Great Danegate comprises a model farm on the Kent/East Sussex border, in a delightful rural setting, yet within 1.5 miles from the A267 – Tunbridge Wells to Eastbourne Road.

Great Danegate is approximately 5 miles to the south of Tunbridge Wells.

From Tunbridge Wells there are frequent rail services to London Stations, including Charing Cross, Cannon Street, London Bridge & Waterloo.

There are also train service to East Croydon and London Victoria from Eridge Station, less than 3 ½ miles distant.

Tunbridge Wells is approximately 16 miles from Junction 5 of the M25.

There is another office building next door, comprising a Grade II listed converted oast house, which has recently undergone comprehensive refurbishment and now fully let.

Description

This space comprises part of a converted former dairy.

Unit 1 comprises the front part of the building with large windows. The unit is self-contained with entrances at both the front and side. The building is single storey, and the space is predominately open plan, with glazed demountable partitioned meeting rooms and a separate kitchen and WC facilities.

There is ample parking available in the car park opposite the building.

The space also benefits from air conditioning and underfloor heating.

Floor Area

Unit 1 – 1350 sq ft (125.42 sq m)

Lease

New flexible lease terms by arrangement on a full repairing and insuring basis by way of a landlord's service charge.

Rent

£20,000 per annum, exclusive of all other outgoings.

Business Rates

The Rateable Value effective 1st April 2026 is £16,500. Interested parties are advised to check the amount of rates payable, after reliefs, directly with Wealden District Council – 01323 443322.

Service Charge

On application.

Subject to contract, accounts & satisfactory references.

A rent deposit will be required.

Viewing Arrangements

Strictly by appointment and accompanied.

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