


FIRST FLOOR OFFICE
TO LET

01883 723888
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **143a High Street,**
Edenbridge, Kent, TN8 5AX



**HIGH STREET OFFICE
SUITE/CLASS E
TO LET**

- Gas fired central heating
- Fitted carpeting
- Kitchenette
- WC/shower
- Parking for four cars.

Viewing by appointment

G&P Property
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Oxted
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 **143a High Street,**
Edenbridge, Kent, TN8 5AX

Location

The offices are located at the southern end of Edenbridge High Street on the corner of Hever Road within walking distance of the local shops and banking facilities.

There are two railway stations to the north of the Town, one of which provides a route through to Victoria and London Bridge via Oxted and East Croydon and the other provides a service to Tonbridge and, via Redhill, to Gatwick Airport or Reading.

Road access to the M25 is via junction 6 at Godstone, about 10 miles, or junction 5 at Sevenoaks, about 9 miles. Gatwick Airport is about 15 miles by road.

Description/Accommodation

The accommodation comprises a first floor office suite with a private entrance off the Hever Road Frontage. Internally there are three separate offices, kitchenette and wc/shower room. To the rear there are two lock up garages plus two open parking spaces included in the tenancy.

Internal Area

Net internal areas as follows:

First Floor	49.7 sq m	535 sq ft
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Terms

A new lease is to be granted for a term to be agreed at a commencing rental of £8,500 per annum, subject to contract; The ingoing Tenant will be responsible for repairs and a proportion of the building insurance.

VAT is not applicable on the rent for this property.

Business Rates

According to the Government website the Rateable Value is TBC. The UBR for 2024/5 is 49.9p in the £.

Legal costs

Each Party to be responsible for their own legal costs incurred in this transaction

Energy Performance Certificate

Energy Performance Rating: C (63) Full information available upon request.



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Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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