

6a High Street

Tenterden, Kent TN30 6AR



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Attractive Period Building
- Self Contained Second Floor Offices
- Allocated Car Parking

**MODERN OFFICES
TO LET**

63.9 m² (688 sq ft) approx.

LOCATION

The property is located in Tenterden, a picturesque and affluent Wealden town, 10 miles southwest of Ashford, situated off the A28 which runs between Ashford and Hastings.

The property is situated in the heart of the High Street, above the newly opened Domino's Pizza.

DESCRIPTION

The property comprises the second floor of an attractive period listed building. Accessed from an external staircase to the rear, the accommodation is arranged as a mix of open plan and cellular offices with separate kitchen, shower room and WC.

Having recently undergone refurbishment it is finished to a good modern specification having painted and plastered walls, electric heating, pendant lighting and carpeted flooring.

ACCOMMODATION

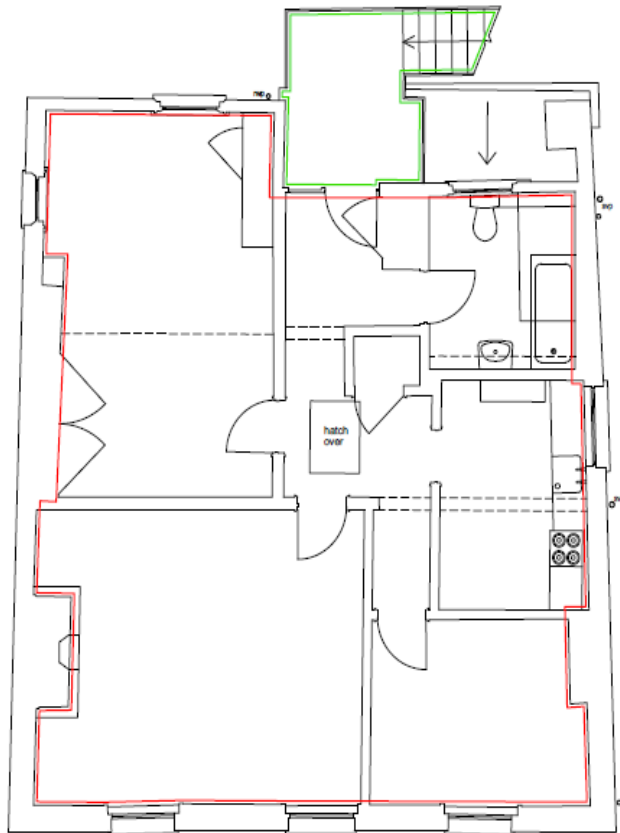
The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Second	Offices	50.0	538
	Kitchen	7.9	85
	Shower & WC	6.0	65
Total		63.9	688

TERMS

The property is available to let by way of a new effective Full Repairing & Insuring Lease for a term to be agreed.

FLOOR PLAN



RENT

Our client is seeking a rent of £9,000 per annum (exclusive).

DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

BUSINESS RATES

The property is due to be split from the current assessment.

CAR PARKING

The property will be let with the use of one allocated car parking space.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

FINANCE ACT 1979

The rent is quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

PLANS

Any plans are provided for indicative purposes only.

PHOTOGRAPHS

The photographs were taken in January 2025.

LEGAL COSTS

Each party are to bear their own legal and professional costs.

VIEWINGS

Strictly by prior appointment through sole agents:

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AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING