

TO LET

MG Computer Services | Maintenance and Repairs
Tel: 01892 826130 www.mgcomputers.co.uk

145A ↑
← 145B

TO LET - Ground Floor Office with parking
NIA Approx. 536ft² [49.8m²]
Ground Floor, 145B Hastings Road, Pembury TN2 4JU

When experience counts...

est. 1828
bracketts

**TO LET
GROUND FLOOR OFFICE
WITH PARKING**

NIA APPROX. 536FT² [49.8M²]

GUIDE RENT £8,000 PA

**GROUND FLOOR
145B HASTINGS ROAD
PEMBURY
TUNBRIDGE WELLS**

**KENT
TN2 4JU**



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



[shared facilities]

Energy performance certificate (EPC)		
145 Hastings Road PEMBURY TUNBRIDGE WELLS TN2 4JU	Energy rating C	Valid until 17 June 2015
Property type Offices and Workshop Businesses	Total floor area 205 square metres	Certificate number 5320-4320-7461-0146-5476
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is C.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built:		21 6
If typical of the existing stock:		23 0

LOCATION / SITUATION

The property is located in the village of Pembury approximately 3 miles east of Royal Tunbridge Wells town centre.

The property is situated within a predominantly residential area on the northern side of Hastings Road close to local amenities and the A21 Pembury bypass.

DESCRIPTION

Self-contained open plan office within a larger office building. The premises benefit from double glazing, perimeter trunking, gas fired central heating via radiators (with thermostatic valves) and on site parking. The Tenant would have access to fibre broadband and an electric car charger (costs recharged separately).

ACCOMMODATION

Ground Floor:

Office (open plan) NIA Approx. 536ft² [49.8m²]

Separate ladies and gents WC's for communal use

Shared use of kitchenette

2 dedicated car parking spaces

LEASE

The premises are available by way of a new Internal Repairing and Insuring Lease for a term to be agreed.

The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the Lease.

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.

GUIDE RENT

£8,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

The rent is inclusive of service charge but exclusive of buildings insurance, utilities, business rates, telecoms and any other outgoings.

VAT

We are advised that the rent will attract VAT.

RENTAL DEPOSIT

The ingoing Tenant will be required to provide a rental deposit to be held throughout the term.

BUSINESS RATES

Enquiries of the VOA website indicate that the premises is described as "Offices and Premises" and has a Rateable Value of £8,700.

The small business rate multiplier for 2025/2026 is 49.9 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**

Contact: Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

20.06.25/DB

