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Unit 1 & 2 The Old Dairy • Great Danegate • Eridge • East Sussex • TN3 9HU
Self-contained open plan business space - To Let – from 1350 to 3200 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 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. Unit 2 is to the rear, and of similar specification, and can be combined if required.

The building is single storey, and the space is predominately open plan, with glazed demountable partitioned meeting rooms and a separate kitchens 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)

Unit 2 - 1850 sq ft (171.87 sq m)

Total - **3200 sq ft** (297.29 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

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

Business Rates

Interested parties are advised to check the amount of rates payable, after reliefs, directly with Wealden District Council – 01323 443322.

Service Charge

On application.

Viewing Arrangements

Strictly by appointment and accompanied.

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Rupert Farrant

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