

Unit 12, The Old Timber Yard
Groombridge Lane, Eridge
E. Sussex, TN3 9LB



COMMERCIAL
TO LET

Craft Workshop or Office Space

Ideally located for A26 and Tunbridge Wells – Eridge mainline station located close by



- ✦ 1st floor 387 sqft unit
- ✦ Air conditioning unit
- ✦ 2 x Velux windows
- ✦ Apex ceiling
- ✦ Double doors
- ✦ Burglar and fire alarm
- ✦ Ladies & Gents toilets onsite
- ✦ Rent £3,600 per annum
- ✦ £300.00 per calendar month

£9.86 per day

Rent includes gas central heating and communal service charge
Eligible for small business rates relief

Tel: 01892 613492

Email: terri@starglade.co.uk

www.starglade.co.uk

Knowle House, Rotherfield Road, Crowborough, East Sussex, TN6 3DY

A. S. Forward

LOCATION

Eridge is a small village located on the A26 between Tunbridge Wells and Crowborough, Eridge railway station has regular trains running to Uckfield to the south and to London to the north. Crowborough is a well-established Sussex Town offering a range of excellent shops, Supermarkets and commercial facilities.

DIRECTIONS

From Tunbridge Wells, take the A26 towards Crowborough passing through Eridge Green, and on to the carriage way, in the dip of the carriage way, turn right signposted Eridge Railway Station. Follow the road continuing past the Huntsman Public House, the old timber yard can be found after a short distance on the left hand side.

LICENCE

Each workshop and unit is available under a 5 month and 3 weeks licence, (longer terms easily accommodated). The Licensee has responsibility to keep the interior in good and tenantable repair and condition.

RENT

All rents listed in these details are exclusive of rates and services. It is a requirement that rent is paid by **Standing Order**. The buildings are not VATable but the Licensor does retain the right to elect to do so, at any time.

LEGAL COSTS

There is a charge of £100.00 No VAT made to all ingoing Licensees to cover the cost of the preparation of the Licence.

DEPOSIT

A refundable deposit is required from each Licensee, equivalent to one month's rent, payable upon completion of the formalities.

Viewing: By appointment with Terri Forward, telephone number 01892 613492 or 07775 532970 (anytime).

THE PROPERTY MISDESCRIPTIONS ACT 1991

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective tenants are invited to conduct their own enquiries. Nor do the particulars form part of a contract. Items shown in photographs are NOT included unless specifically mentioned within the particulars. They may however be available by separate negotiation. Please check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Tel: 01892 613492 Email: sales@starglade.co.uk www.starglade.co.uk
Knowle House, Rotherfield Road, Crowborough, East Sussex, TN6 3DY**