

Office 1 Godfreys Yard
North Farm Road
Tunbridge Wells, Kent
TN2 3DH



COMMERCIAL
TO LET

112 sq ft CRAFT WORKSHOP / OFFICE / STORAGE UNIT

AVAILABLE ON LICENCE COMMITMENT ONLY



- ✦ 1st floor office or workshop
- ✦ Two large windows providing natural sunlight
 - ✦ Car parking
- ✦ Ladies and gentlemen's toilet facilities
 - ✦ Alarmed
- ✦ Rent £3,000 per annum
 - ✦ £250 per calendar month

£57.69 per week

(excluding electric, business rates)

Tel: 01892 613492

Email: teri@starglade.co.uk

www.starglade.co.uk

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

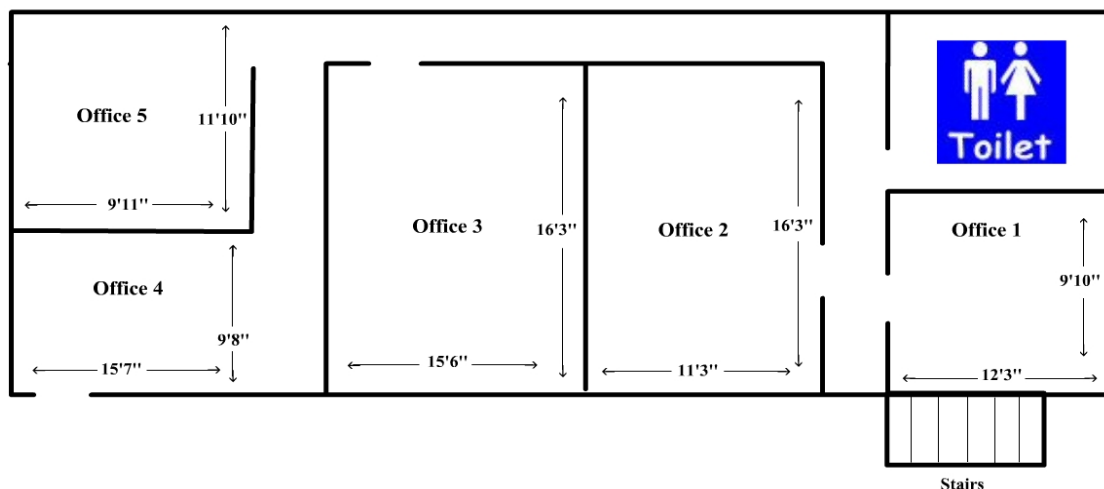
A. S. Forward

DIRECTIONS

From Tunbridge Wells town centre, proceed to the far end of Upper Grosvenor Road, at the mini roundabout continue straight over passing High Brooms Railway Station on your right hand side, after 100 yards turn left into Baldwins Lane (at the end of the row of houses) opposite P.K. Motors Car Sales, then take the first right hand turning where Godfrey's Yard can be found directly in front.

Terms and Conditions

- LEASE:** (Option 1) The lease will run for five, ten or fifteen years.
- LICENCE:** (Option 2) Each unit is under 5 month and 3 weeks licence, (longer terms easily accommodated). The Licensee has responsibility to keep the area in good and tenatable 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 Nos 01892 613492 or 07775 532970 (anytime)
- CAR PARKING:** Car Parking is provided in a central yard area and is by arrangement.



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: terri@starglade.co.uk www.starglade.co.uk
Knowle House, Rotherfield Road, Crowborough, East Sussex, TN6 3DY