

**GROUND FLOOR
OFFICE SUITE WITH BI & DI USE**

Approx. 2,890 sq.ft.

Can be split to provide units of 1,000 sq. ft.+

TO LET / FOR SALE



**GROUND FLOOR
OFFICE SUITE
WITH BI & DI USE
2,890 SQ. FT (268.4 SQ.M)**

TO LET/ FOR SALE

**Riverbank House
Angel Lane, Tonbridge
Kent
TN9 1SE**

**SUITABLE FOR OFFICE &
MEDICAL / EDUCATIONAL USES**



132 High Street
Tonbridge
Kent TN9 1BB

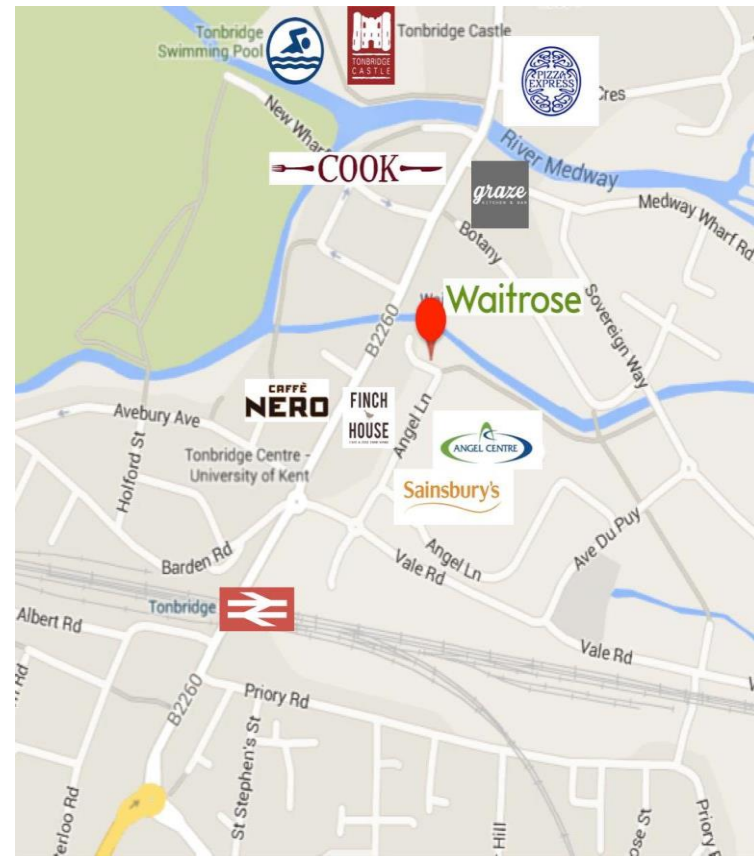
Tel: (01732) 350503 Fax: (01732) 359754

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street,
Tunbridge Wells, Kent

Tel: (01892) 533733



Energy Performance Certificate HM Government
Non-Domestic Building

Riverbank House
Angel Lane
TONBRIDGE
TN9 1SE

Certificate Reference Number:
9781-3071-0247-0200-9921

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

122 This is how energy efficient the building is.

LOCATION

Riverbank House is situated just to the east of the High Street within a short walk of Tonbridge main line station providing a fast and frequent train service to central London stations, London Bridge, Cannon Street, and Charing Cross with a journey time of around 35 minutes. The A21 providing a dual carriageway link to Junction 5 at Sevenoaks is around 1 mile to the south. The property is within the heart of the town centre close to all of the town's main shops and amenities.

DESCRIPTION

Comprises a self-contained ground floor office suite in structurally open plan layout but divided to form five separate offices or meeting rooms with the remainder being open plan.

New suspended ceilings and air conditioning was installed a couple of years ago.

FLOOR AREA

The offices have a net floor area of approx.:

2,890 sq. ft. (268.4 sq. m)

Can be split to provide units of 1,000 sq. ft.+

SPECIFICATION and AMENITIES

- **100 meg BT fibre broadband**
- **Very central, town centre location**
- **1 minute walk from amenities and shops**
- **5 minute walk to Tonbridge station**
- **Riverside setting**
- **4 car parking spaces plus extensive pay and display parking opposite**
- **Air conditioning**
- **Perimeter and underfloor trunking**
- **New suspended ceilings with recessed lighting**
- **Double glazed windows**

- **Private male and female W.C.s**
- **Kitchen**
- **Independent entrance**
- **Fire and security alarms**

TERMS

Available by way of a new lease on terms to be agreed at a rent of £18.00 per sq. ft. per annum, payable quarterly in advance, subject to contract, plus VAT.

OR

Sale of the longleasehold interest (999 years from March 2017).

Offers invited in the region of £750,000 exclusive.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is currently assessed for rates with a description of "office and premises" with a current Rateable Value of £43,000. UBR 2019 / 2020 is 49.1 pence in the £.

Interested parties are strongly advised to verify this information with the local rating authority.

POSSESSION

Upon completion of legal formalities.

RENT DEPOSIT

The ingoing tenant may be required to provide a rental deposit.

VIEWING

Strictly by appointment through sole agents
Bracketts:-

Telephone: 01732 350503

Contact:

John Giblin

Email: john.giblin@bracketts.co.uk

Or

Jeffrey Moys

Email: jmoys@bracketts.co.uk

Updated March 2020

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.

