



Angel Walk

Tonbridge, Tonbridge, TN9 1TJ

GROUND FLOOR BUSINESS SUITE

2,890 sq ft
(268.49 sq m)

- 4 car parking spaces plus extensive pay and display parking opposite
- Air conditioning
- New suspended ceilings with recessed lighting
- Perimeter and underfloor trunking
- Kitchen
- Private male and female W.C.s
- Double glazed windows

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Summary

Available Size	2,890 sq ft
Rent	£40,000 per annum
Price	£750,000
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon Enquiry

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.

The premises are within planning use Class E (Commercial, business and service uses).

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.

Specification

- 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 £40,000 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.



Viewing & Further Information



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