



Unit 2, The Old Dairy

Great Danegate, Eridge, TN3 9HU

Modern Self-Contained Business Space in Eridge – To Let

1,850 sq ft
(171.87 sq m)

- Open plan business space
- Separate meeting room
- Kitchen and WC facilities
- Ample parking
- Air conditioning and underfloor heating
- New Lease available at a low rent of £25,000 pax

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Summary

Available Size	1,850 sq ft
Rent	£25,000 per annum
Rateable Value	£21,750 Current rateable value (1 April 2026 to present)
Service Charge	On application
EPC Rating	C

Description

This space comprises a converted former dairy.

Unit 2 is a dual pitched single storey building and is situated to the rear, via secure gates, and provides well-presented, and predominantly open plan business space. There is a separate meeting room, break out area, kitchen and male and female (and DDA) WC facilities. The space also benefits from air conditioning and underfloor heating. Some of the furniture might be available by way of separate negotiation.

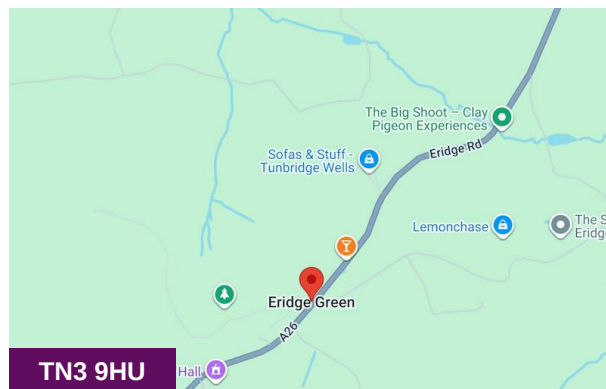
There is a substantial communal car park opposite the building, and cars can be parked down by the gated entrance where an EV charger is fitted.

The property is available by way of a new commercial lease for a term to be agreed and a low quoting rent of £25,000 per annum exclusive.

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.



Viewing & Further Information



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