Offices To Let On Flexible Terms
One Suite Remaining
UNIT D DURGATES INDUSTRIAL ESTATE
STATION ROAD, WADHURST TN5 6DF



LOCATION

Durgates Industrial Estate is accessed from the north side of Station Road a few yards east from Mayfield Lane/B2100 and is a small development of commercial buildings. Wadhurst station is 1 mile to the west and Tunbridge Wells is 6.7 miles to the north. Other businesses in the vicinity include Nikwax, Morrisons Daily and an Applegreen petrol station. Unit D is the third building on the righthand side.

ACCOMMODATION

The premises comprise a timber framed building under a tiled/flat roof. There is a shared entrance lobby with cloakroom and kitchenette facility plus 3 separate offices one of which is available.

Lefthand office

19'6" x 12'3" (*5.9m x 3.7m*)

239 sq ft (22.2 *sq m*)

LET

Large window to front with carpet tiles, radiators, dado level trunking + suspended ceiling.



Middle office



Slightly L-shaped, max. dimensions 11'6" x 11'6" (*3.5m x 3.5m*)

117 sq ft (*10.9 sq m*)

Window to rear, radiator + dado trunking. To be refurbished.

continued

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info@lawsoncommercial.co.uk

2. Unit D Durgates Industrial Estate, Wadhurst

Righthand office Overall 19'6" x 19'9" (*5.9m x 6.0m*)

385 sq ft (*35.8 sq m*)

Within this area is:

Large office 1	192 sq ft (*17.8 sq m*)
Rear office 2	86 sq ft (*8.0 sq m*)
Office 3	87 sq ft (*8.1 sq m*)

There are carpet tiles throughout strip lighting.

LET

Total Available Area 741 sq ft (*68.8 sq m*)

Outside There are 4/5 car spaces for this Unit.

TERMS Available on a flexible annual licence.

RENT

Lefthand office	LET
Middle office	£295 per calendar month
Righthand office	LET

Rent to include gas central heating, electricity, water, business rates + a contribution to building maintenance & insurance.

VAT Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC The landlord has been advised that an energy performance certificate is required.

VIEWING Strictly by prior appointment with agents, **Lawson Commercial.**

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