



Telephone
01825 76 44 88

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www.lawsoncommercial.co.uk

Delightful 1st Floor Offices To Let
UNIT A, THE BREWERY BUSINESS CENTRE
BELLS YEW GREEN
TUNBRIDGE WELLS, KENT TN3 9BD

**6 Months
Rent Free**



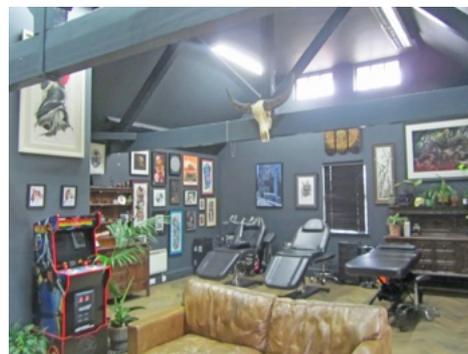
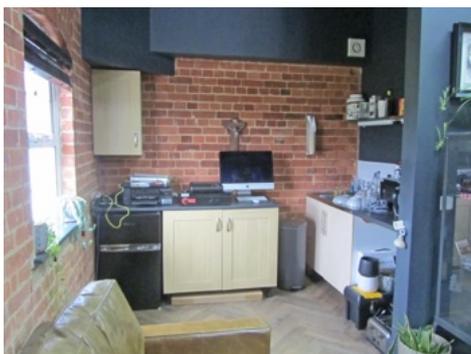
LOCATION

Situated just over 3.5 miles to the southeast of Tunbridge Wells via the B2169, approximately 0.5 miles from Frant station which has direct services to London Bridge. The Brewery Business Centre lies on the road to Frant approximately 0.25 miles past The Brecknock Arms.

ACCOMMODATION

The premises comprise a delightful 1st floor office suite with fine views located in the main building. Other occupiers include James Massey Design, Tech Fellow and Alford & Bishop.

Unit A
Overall 523 sq ft (48.6 sq m)



Twin aspect with views over farmland, feature beams, laminate floor, perimeter trunking for cabling, feature brickwork + electric panel heaters.

Outside the entrance to the suite is a shared corridor with a cloakroom having a w.c. & handbasin

Outside To the front of the building is an extensive car park. Spaces are reserved for this suite.

continued

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The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

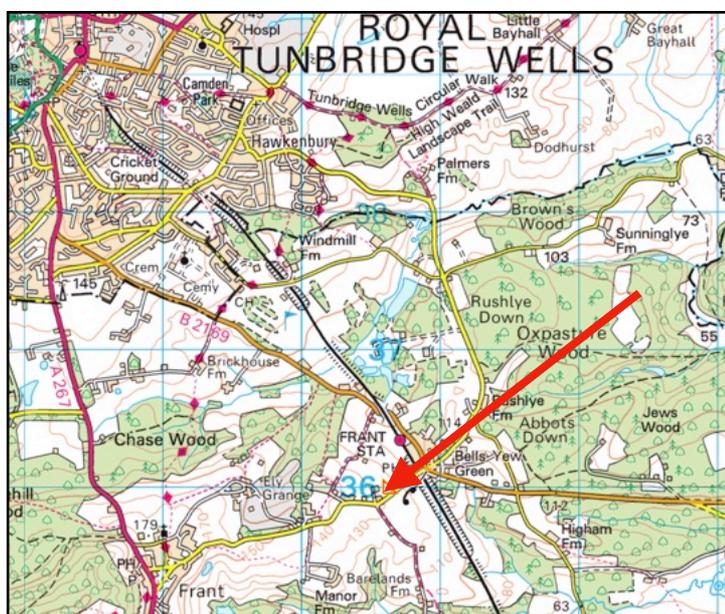
Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk

2. Brewery Business Centre, Bell Yew Green

TERMS	New 5 year lease on a proportionately full repairing and insuring basis.
RENT	£9,000 per annum exclusive of rates. As an incentive the Landlord will grant 6 months rent free to an approved tenant.
RATES	Local Authority: Wealden SBR (23/24): 49.9p Rateable value : £6,100
N.b.	Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief .
VAT	VAT is not charged on the rent.
SERVICE CHARGE	There is a service charge levied for a contribution to cleaning, fire alarm maintenance, communal lighting, maintenance of sewage treatment plant, common areas electricity supply, sump pump servicing, waste management, landscaping + maintenance of car park. For this suite the contribution from 25 Dec 2023 to 24 March 2024 was £361.32p + VAT.
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 updated energy performance certificate is required (formerly Band E (109)).
VIEWING	By prior appointment with agents, Lawson Commercial .

240804



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Accred. No.A6545



Membership No.T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.