



KARRISON
PROPERTY

OFFICES
TO LET



WHITEHALL HOUSE

37-41 High Street, Edenbridge, Kent, TN8 5AD

PROPERTY TYPE

OFFICES

KEY POINTS

TENURE

TO LET

SIZE

650 TO 1,719 SQ FT

RENT

FROM £10 PER SQ FT PAX

- Self contained
- Ground floor entrance
- Economical offices
- Adaptable space
- Excellent natural light

Contact us on 01959 563800 or visit www.karrison.co.uk

LOCATION

The offices are situated on the east side of the High Street in the heart of the town. The ground floor is let to Tesco Express and an Boyce's Bakers. Other nearby occupiers include Corals, Boots the Chemist, the Monkey Puzzle Day Nursery and Lloyds Bank. The mainline railway stations of Edenbridge and Edenbridge Town are situated approximately a quarter of a mile and half a mile distant respectively. Access to the national motorway network is available at Junction 6 of the M26 situated some 9 miles to the north, with Junction 5 of the M25 some 7 miles to the north east.

DESCRIPTION

The available offices form the entire first floor of this purpose built town centre building, together with its own ground floor High Street entrance and lobby. The offices comprise a main open plan area together with 5 partitioned private rooms and benefit from excellent levels of natural light, suspended ceilings, carpeting, gas fired central heating and have their own cloakrooms and kitchen. Parking is available in the nearby town centre car parks which are currently free to use.

The entire floor could be divided to provide two individual suites of approximately 1,000 sq ft and 650 sq ft.

AVAILABILITY

Suite 1	1,000 sq ft	93 sq m	Rent on application
Suite 2	650 sq ft	60 sq m	Rent on application
Entire Floor	1,719 sq ft	160 sq m	£10 psf pax

TERMS

The floor or suites are available to let on new leases for periods to be agreed. The leases will be on effective full repairing and insuring terms. Please contact us to discuss your leasing requirements.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RENT

From £10 per sq ft pax

ENERGY PERFORMANCE RATING

This property has been graded as 111(E)

BUSINESS RATES

Rates Payable: £7,080 per annum

(based upon Rateable Value: £14,750 and UBR: 49.1p)

If the floor is divided into 2 units, each suite will have to be reassessed for rating. Occupiers may benefit from small business rates relief.

BUSINESS RATES COMMENT

If the floor is divided into 2 units, each suite will have to be reassessed for rating. Occupiers may benefit from small business rates relief.

SERVICE CHARGE

To be confirmed



VIEWING & FURTHER INFORMATION

David Robinson

01959 563800

David.Robinson@karrison.co.uk

or visit karrison.co.uk





Contact us on 01959 563800 or visit www.karrison.co.uk