



HILL VIEW
HOUSE



GROUND FLOOR OFFICES, HILL VIEW HOUSE
THE HILL, CRANBROOK, KENT, TN17 3AD
AND
TO LET: £7,500 - £18,500 PER ANNUM
AVAILABLE AS A WHOLE OR INDIVIDUALLY



**Lambert
& Foster**

TENTERDEN 8.5 MILES | TUNBRIDGE WELLS 15 MILES | MAIDSTONE 15 MILES | HASTINGS 20 MILES

HILL VIEW HOUSE, THE HILL, CRANBROOK, KENT, TN17 3AD

Ground floor offices within an attractive period property near the centre of Cranbrook.

Available individually or as a pair.

Front Office: £11,000 per annum Rear Office: £7,500 per annum Both offices: £18,500 per annum



LOCATION

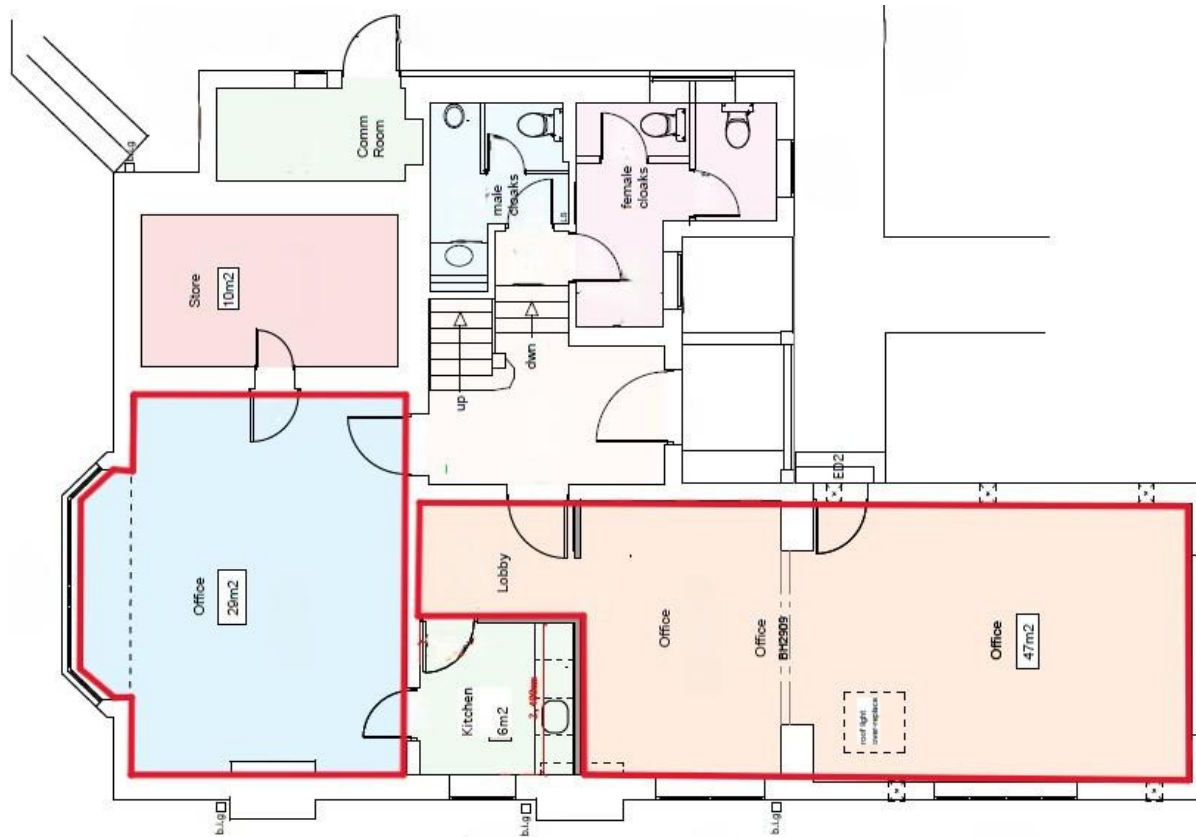
The property is located on The Hill, opposite the Union Mill windmill, only a minute's walk from the main High Street of Cranbrook. This thriving town boasts a wide selection of independent businesses, alongside national retailers. The town serves a number of local villages, benefiting from free town centre parking, with the Tanyard Car Park just over 100m from the property.

DESCRIPTION

The property comprises of two offices spaces connected by a shared kitchen within a purpose-built period office building. The offices would suit a range of quiet commercial uses and are available to let as a pair. They provide comfortable accommodation in spacious rooms that benefit from high ceilings and good natural light. The property also features an attractive front garden area, and communal toilet facilities are available across the hallway.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



ACCOMMODATION:

Front Office (shaded orange):
4.5m x 9.5m (47 sqm; 506 sqft)
Rear Office (shaded blue):
4.5m x 6.0m (29 sqm; 312 sqft)
Kitchen: 2.4m x 2.4m (6 sqm; 65 sqft)

TERMS:

Office use falling under class E
Internal repairing only

GENERAL:

Services: Mains electricity, gas, water and drainage

Parking: None, but free public car parks within walking distance

Local Authority: Tunbridge Wells Borough Council

Rateable Value:

£10,250 for the front office

£7,500 for the rear office

EPC: C

VIEWING: Strictly by appointment with the sole agent.

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WHAT3WORDS: ///bought.plotter.wanted

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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