

HIGH STREET OFFICES
TO LET

01883 723888
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **139 High Street**
Edenbridge, Kent, TN8 5AX



USE CLASS E
GROUND FLOOR PREMISES
48.03 sq m (520 sq ft)
TO LET

- Gas fired central heating
- Kitchen
- Space to park three cars onsite at the rear

Viewing by appointment

G&P Property
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Oxted
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Location

These offices are located at the southern end of Edenbridge High Street within walking distance of the local shops and banking facilities.

There are two railway stations to the north of the Town, one of which provides a route through to Victoria and London Bridge via Oxted and East Croydon and the other provides a service to Tonbridge and, via Redhill, to Gatwick Airport or Reading. Road access to the M25 is via junction 6 at Godstone, about 10 miles, or junction 5 at Sevenoaks, about 9 miles. Gatwick Airport is about 15 miles by road.

Description/Accommodation

The property comprises ground floor accommodation with principal access via the High Street but also access from the rear. The accommodation is currently partitioned to create individual rooms. The partitions could be removed to create an open plan area. There is a kitchen and wc.

Internal Area

Net internal areas as follows:

Ground Floor 48.03 sq m 520 sq ft

Terms

A new Lease is to be granted for a term of years to be agreed at a rent of £9,000 per annum exclusive, subject to contract. The incoming Tenant will be responsible for repairs and building insurance. VAT is not chargeable on the rent for this property.

Business Rates

According to the Government website the property has a Rateable Value of £TBC. The UBR for 2025/26 is 49.9p in the £.

Legal costs

Each Party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating is C (68). Full information available upon request.



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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