

# NEW PRESTIGIOUS GRADE A OFFICE DEVELOPMENT



Former Mercers Garage, Tenterden, Kent TN30 6HE

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**SIBLEY PARES**

**TAYLOR RILEY**

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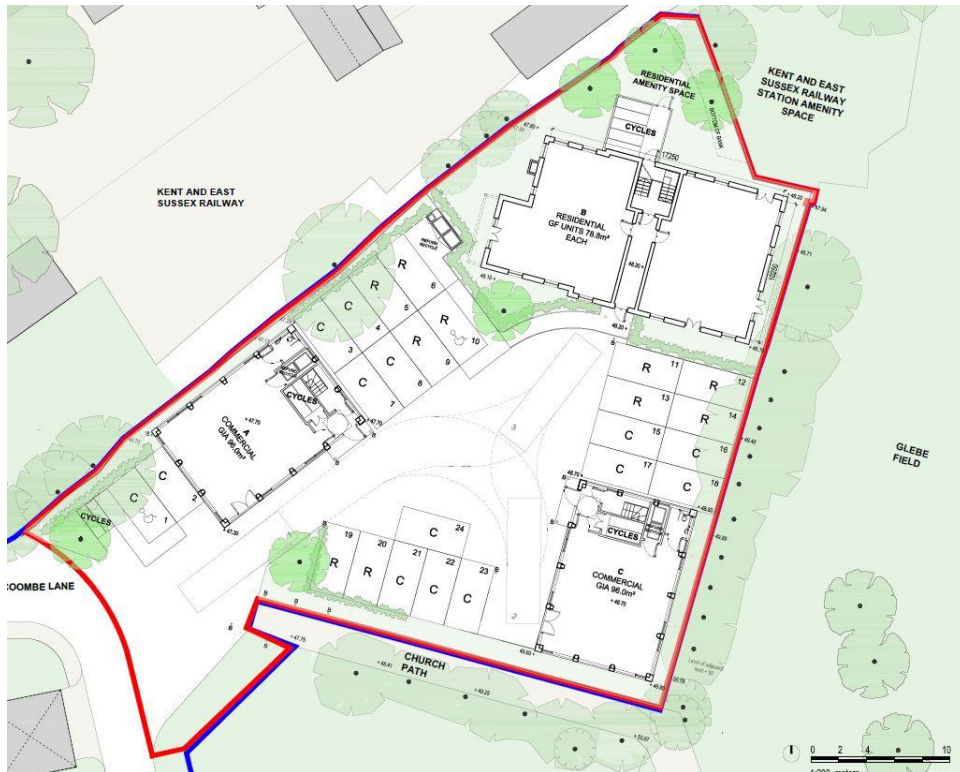


## Description

Brand new mixed use office courtyard development available Summer 2020 located within walking distance of the desirable Tenterden High Street. The development will include two modern commercial premises which will provide open plan office space on the ground floor of 1,033 sq. ft. (96 sq. m) with a further 937 sq. ft. (87 sq. m) on the first floor. The premises will benefit from 7 parking spaces per building, separate male and female and disabled access WCs. In addition to the parking allocation each unit will benefit from their own cycle store and air con/climate controlled heating systems.

## Location

The development is located on the eastern side of Station Road at the junction of Coombe Lane and Church Path. The site lies directly adjacent to the Kent & East Sussex Railway. The town provides a wide range of amenities including Waitrose and Tesco supermarkets. There is a good selection of pubs, restaurants and cafes including Costa Coffee, Caffe Nero and Café Rouge throughout the length of the High Street. Tenterden is a picturesque Wealden town situated 11 miles west of Ashford with links to the M20 and International Train Station and approximately 20 miles south east of Tunbridge Wells.



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## Accommodation

The floor areas for each building are taken from plans provided:

Proposed Ground Floor	1,033 sq. ft.	(96 sq. m.)
Proposed First Floor	937 sq. ft.	(87 sq. m)
Total Proposed GIA	1,970 sq. ft.	(183 sq. m)

## Rent

Price on Application

## Amenities

- New Courtyard Development
- Prestigious Grade A Offices
- Close proximity to Tenterden Town Centre
- 1,970 – 3,940 sq. ft. GIA
- 14 Parking Spaces (7 Per Building)
- Parking ratio of 1 space to 281 sq. ft.
- Self-contained site
- Covered cycle store facilities

## Viewing/Enquiries

Viewings of the buildings shell will be possible from Autumn 2019 strictly by prior appointment through the Sole Agents. Please contact Sibley Pares Taylor Riley. Tel: 01233 629281

Josh Olney  
e: [josh.olney@sibleypares.co.uk](mailto:josh.olney@sibleypares.co.uk)

Matthew Carpenter  
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## Terms

A new Full Repairing and Insuring lease will be available for a term to be agreed by negotiation. The buildings may be split floor by floor to provide smaller suites.

## Service Charge

Service charge to cover the upkeep and maintenance of the structure and common areas.

## Rateable Value

To be assessed.

## VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

## Legal Costs

Each side to bear its own legal and professional costs.

## EPC

To be assessed upon completion.

## Services

All mains services connected.



NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.  
MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares



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