



Watchmaker House

30 High Street, Tenterden, TN30 6AR

Flexible office suites

150 to 1,007 sq ft
(13.94 to 93.55 sq m)

- Attractive Grade II Listed building
- Prominent location
- Established business centre
- Range of suite sizes
- Flexible, inclusive leases
- Kitchen facilities
- Male & Female WC's

Watchmaker House, 30 High Street, Tenterden, TN30 6AR

Summary

Available Size	150 to 1,007 sq ft
Business Rates	100% relief is available to qualifying small businesses on these offices upon application to Ashford Borough Council. Further information on request.
Service Charge	N/A
VAT	VAT applicable at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Description

Watchmaker House is a grade II listed building prominently located on the High Street offered as a new business centre by the established owners and managers of Milroy House. The property comprises a number of office suites which are available separately or combined. Approached via steps from Church Walk, Watchmaker House enjoys stunning views and excellent natural light.

Location

Tenterden is an attractive historic market town located on the A28 between Ashford and Hastings, approximately 18 miles south of Maidstone and 22 miles east of Tunbridge Wells. The town provides an excellent range of quality shops, cafes and restaurants with good local public parking. Railway services are available from Ashford International (13 miles) to London St Pancras in 38 minutes. The property is situated in a prime location close to Sayers Lane, the pedestrianised approach from the High Street to Waitrose and its substantial car park. See link to Ashford Borough Council Website for parking in Tenterden. <https://www.ashford.gov.uk/parking/general-parking/where-can-i-park/car-parks-in-tenterden/>

Accommodation

Further information is availalbe at: www.milroyhouse.co.uk. Accommodation is as follows:

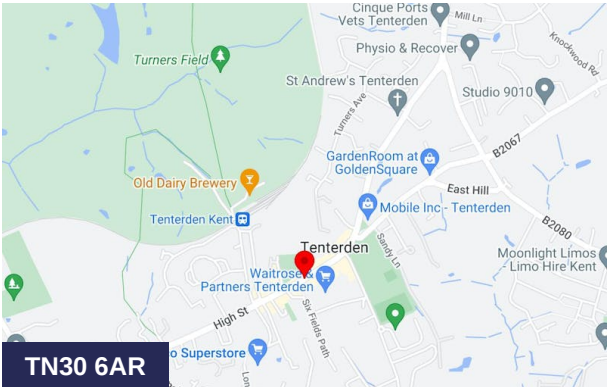
Name	sq ft	sq m	Rent	Availability
Suite - Room 1	150	13.94	£360 /month	Available
Suite - Room 2/3	434	40.32	£915 /month	Available
Suite - Room 5	266	24.71	£620 /month	Available
Suite - Room 6	157	14.59	£290 /month	Available

Terms

New flexible leases with early access. Rent payable quarterly in advance plus VAT. Inclusive of:

- External maintenance and decoration
- Common parts maintenance and cleaning
- Office decoration and carpeting
- Buildings insurance
- Office refuse collection
- Electricity

Not included:



Viewing & Further Information



Robert Martine
01622 672233 | 07812 164698
rmm@martinewaghorn.co.uk