



ABACUS HOUSE – FIRST FLOOR OFFICES  
CRANBROOK ROAD | HAWKHURST | KENT | TN18 4AR  
TO LET: £10,000 PER ANNUM



**Lambert  
& Foster**

## LOCATION

Abacus House is located on Cranbrook Road in central Hawkhurst, approximately 4 miles from Cranbrook and 15 miles from Tunbridge Wells.

## DESCRIPTION

The property comprises a first-floor open plan office accessed via a communal entrance and stairway, with shared WC. The space measures approximately 100 sqm (1,086 sqft) and includes a partitioned office and kitchenette.

## GENERAL

**Use:** Uses falling within Class E will be considered

**Services:** Mains electricity, water and drainage.

**Local Authority:** Tunbridge Wells Borough Council

**Rateable Value:** £8,900

**EPC Rating:** E

## TERMS

**Available from:** Immediately

**Rental Deposit:** To be agreed

**Term:** To be agreed

**Repairing and Insuring:** Full Repairing (via service charge) and Insuring

**Provisions of Sections 24-28 of the Landlord and Tenant Act 1954:** Excluded.

**VAT:** VAT is not applicable on the rent

**Legal Costs:** The incoming Tenant to pay both parties legal costs.

## DIRECTIONS

Abacus House is located on the right as you travel north on the A229 Cranbrook Road from the crossroads with Rye Road/High Street

## VIEWING

Strictly by appointment with the agents – **Lambert & Foster – 01892 832 325.**



**IMPORTANT NOTICE:** Lambert & Foster themselves and the lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective lessors are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



# Lambert & Foster



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