

# PROPERTY PARTICULARS

71-75 SHELTON STREET, COVENT GARDEN, LONDON WC2H 9JQ www.robin-calver.com  
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## D1 PREMISES IN TONBRIDGE, KENT B1 USE ALSO PERMITTED RIVERBANK HOUSE

**2,890 SQ FT (268.48 sq. m) Rent £18 per sq. ft.**



<b>Location</b>	Riverbank House is a short walk from Tonbridge station which provides a frequent service to London Cannon Street and Charing Cross stations. The property is situated just behind the main high street and opposite Sainsbury's and adjacent to a large pay and display car park.	
<b>Accommodation</b>	Ground floor 2,890 sq. ft (268.48sq m).	
<b>Amenities</b>	Male and female toilets 4 demised parking spaces Partially partitioned. Level access to ground floor	Comfort cooled Three phase power Double glazed Alarm
<b>Lease</b>	A new lease on terms to be agreed	
<b>Rates</b>	Rateable Value £43,000. Rates payable £21,672	
<b>Possession</b>	Immediate on completion of legal formalities.	
<b>Viewing</b>	Through Robin Calver <b>0207 497 0402</b> Or Joint agent Bracketts-contact John Giblin 01732 350503	
<b>EPC</b>	Band E. A copy is available on request.	
<b>Note</b>	Robin Calver has a beneficial interest in this property.	