



durlings

chartered surveyors
and property consultants

17 Upper Grosvenor Road • Tunbridge Wells • Kent • TN1 2D

First Floor Office Suite/ To Let - 655 sq ft (60.85 sq m)



**chartered surveyors
and property consultants**

Location

This property is situated at the western end of Upper Grosvenor Road, very close to the junction with Meadow Road, and in a central position, close to The Royal Victoria Place Shopping Mall. There is short walk, of approximately ¼ mile, to the main line train station at the bottom of Mount Pleasant Road. Generally there is a wide range of retail and leisure facilities close by.

Description

This building is a fine Victorian property, arranged over lower ground, ground, and three upper floors, with a large parking area to the front. The subject offices comprise the majority of the first floor, and are made up of 3 connecting offices. There are also individual offices suites available on flexible terms on the third floors. There are ladies and gents WC's on the ground floor and half landing, and a communal kitchen on the lower ground floor. The accommodation has the benefit of 2 car spaces to the front. The property benefits from period features, with high ceilings and excellent natural light.

Accommodation

First Floor Office – 655 sq ft
Third Floor Office – 89 sq ft

Terms

A new lease, on flexible terms, is available by arrangement.

Rent

First Floor Office – £7,860 pax

Third Floor Office – £1,000 pax

Rates

To be assessed.
Small business rates may be applicable – call for full details.

Viewing

Strictly by appointment through sole letting agents offices

Disclaimer

SUBJECT TO REFERENCES & ACCOUNTS

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Details revised – 20.01.12

COMMERCIAL

Contact Rupert Farrant
or Julie Chalmers on
01892 552 500
rupert@durlings.co.uk
julie.chalmers@durlings.co.uk
www.durlings.co.uk

22 Mount Ephraim Rd, Tunbridge Wells, TN1 1ED

