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Richmond Terrace • 49 London Road • Tunbridge Wells • TN1 1DT

**Offices/Studio Space in Grade II Listed Building, To Let 370 sq ft (34.4 sq m)**



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### Location

The office/studio space is located within a period building on London Road, a short distance from the main line station with the High Street, Pantiles and Royal Victoria Place shopping centre within easy reach. The M25 network at Junction 5 is approximately 13 miles distant.

### Description

49 London Road forms part of a terrace of period properties, making up Richmond Terrace, set back from the road with an attractive landscaped area to the front. There is a private road serving the front of the properties. The subject property is four storeys, arranged over lower ground, raised ground, and two further upper floors. The property has an attractive plastered and painted front elevation with architectural detailing including decorative wrought iron railings. Internally the property currently broadly comprises 4 principle areas on each floor, with a central staircase.

### Accommodation / Rent

Lower Ground Floor 1 – 235 sq ft – let  
**Lower Ground Floor 2 – 370 sq ft – £5,550 pax**  
Ground Floor Area – 170 sq ft – let  
First Floor Office 1 – 351 sq ft – let  
First Floor Office 2 – 337 sq ft – let  
Second Floor 1 – 319 sq ft – let  
Second Floor 2 – 367 sq ft – let

### Tenure

Leasehold

### Terms

New terms (flexible terms) available through arrangement.

### Rates

To be assessed, we recommend that all interested parties make their own enquiries to Tunbridge Wells Borough Council.

### Service Charge

Currently running at circa £5 per sq ft.

### Legal Costs

Each party to bear their own legal costs involved in the transaction.

### Important Note

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Details updated 03.02.12

## COMMERCIAL

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Disclaimer Description