



chartered surveyors
and property consultants



Kenwood House • 1 Upper Grosvenor Road • Tunbridge Wells • Kent TN1 2DU
Self-contained offices – 1265 sq ft (118) - To Let - with parking



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COMMERCIAL

Location

Centrally located on the corner of Grosvenor Road and Upper Grosvenor Road. Close to The Royal Victoria Place Shopping Centre with multi storey parking opposite.

Description

Two floors of offices arranged over 1st & 2nd floors. Each floor has a front and rear open plan area, with the stairwell in the middle with ladies and gents WCs off each landing. The offices come with designated parking spaces to the rear of the building

Floor Areas

1 st floor front office –	1265 sq ft
1 st floor rear office –	2032 sq ft
2 nd floor front office –	1265 sq ft
2 nd floor rear office –	2009 sq ft
Total-	6571 sq ft (610 sq m)

Parking

2	
4	UNDER OFFER
2	
4	UNDER OFFER

Terms

New leases by arrangement

Rent

1 st floor front office –	£23,500 pa	
1 st floor rear office –	£43,000 pa	UNDER OFFER
2 nd floor front office –	£23,500 pa	
2 nd floor rear office –	£43,000 pa	UNDER OFFER

Business Rates

The rateable value for the whole is £82,500.

For individual offices, these will need to be reassessed separately.

Interested parties are advised to make enquires as to the amount payable to Tunbridge Wells Borough Council – 01892 526121

Service Charge

Details on application

Viewings

By appointment and accompanied by the sole letting agents.

Important Note

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.

Subject to accounts & references.

A rent deposit will be required

Details revised: 13/11/17

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