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and property consultants

22 Mount Ephraim Road • Tunbridge Wells • Kent TN1 1ED

Offices - To Let - 329 sq ft (30.5 sq m)



**chartered surveyors
and property consultants**

COMMERCIAL

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22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



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Location

The Kent town of Tunbridge Wells is located approximately 40 miles to the south east of central London and approximately 16 miles to the south of the M25 (Junction 5). Neighboring towns include Sevenoaks approximately 12 miles to the north and East Grinstead approximately 14 miles to the west. Main line rail services are provided direct from Tunbridge Wells to London's Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the south east. Mount Ephraim Road can be regarded as the prime professional business district for Tunbridge Wells, with other current occupiers including Nat West / RBS, Crowe Clark Whitehill and RDS, accountants. The Royal Victoria Place Shopping Mall and Calverley Road shopping precinct are situated close by, at the other end of the road. There are also a wide choice of restaurants and cafes close by, including Thackeray's, Royal Wells Hotel, Pret A Manger and Bills

Description

This highly individual Grade II listed property is prominently situated at the top end of Mount Ephraim Road, with views over Tunbridge Wells Common and being highly visible from London Road (A26). The building is arranged over ground and two upper floors, with 2 separate office suites per floor. These offices are on the 2nd floor and enjoy views over The Common. There is a separate fully communal fitted kitchen, and WC's on each floor, with a shower fitted within those on the 2nd. There are small terrace areas to the front and back of the property. The property generally has many period features including, fireplace surrounds, paneled doors, and sash windows.

Floor Area

Second Floor –
S3 & S4 –

sq ft (sq m)

329 (30.5 sq m)

Rent (£ pax)

8,250

Amenities

Town Centre Location
Views directly over The Common
Fully Carpeted
Gas Fired Central Heating
Networked
Cat V cabling
Skirting Trunking & Floor Boxes
Security Alarm
Entry Phone System
Inset Spot Lighting & Dimmers
Ladies & Gents WC
Shower

Terms

New lease available by negotiation.
Theses office shall be available from 27th April 2018

Business Rates

Subject to certain qualifying factors Small Business Rates Relief will apply, with a nil payment.

Service Charge

For 2017/18 the service charge cost totaled £3405 + VAT, which includes a reserve fund, buildings insurance, heating and electricity. The tenant will be responsible for business rates (if applicable) and their phone / broadband costs. Further details on the 2018-9 budget to be confirmed.

Legal Costs

Each party to be responsible for their own costs.

Viewings

Strictly by appointment through the agent's offices. –Durlings – 01892 552500

**Subject to accounts and references.
A rent deposit shall be required.**