



chartered surveyors
and property consultants



Chapman House • Chapman Way • High Brooms Industrial Estate • Tunbridge Wells • Kent • TN2 3EF

Offices To Let – 755 - 3610 sq ft (70-335 sq m)



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and property consultants**

COMMERCIAL

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RICS

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Location

Chapman House is situated on Chapman Way just off North Farm Road. Tunbridge Wells town centre is about 2 miles south and access to the A21 is within 1.5 miles via Longfield Road. Junction 5 of M25 is approximately 16 miles to the north. There is a good rail link from High Brooms, with frequent direct services to London Charing Cross and Canon Street of around 50 minutes.

Description

The 1st & 2nd floors of Chapman House are available separately or together. Each floor offers open plan space. The office has excellent natural light with windows on three sides. There is a suspended ceiling with integral lighting and ceiling fans. There is a boardroom/meeting room, kitchen and ladies and gents WC facilities.

The offices are subject to refurbishment. Details on request.

The 1st & 2nd floors have self-contained access through a covered entrance door.

There are up to 16 allocated car parking spaces to the side of the premises.

Floor Areas

1st Floor – **1690 sq ft** (157 sq m)
2nd Floor – **755 – 1920 sq ft** (70-178 sq m)

TOTAL – 3610 sq ft (335m²)

Terms

New flexible lease terms available by arrangement.

Rent

Rent free till April 2017 – subject to lease terms, exclusive of all other outgoings. - Full details on application.

Business Rates

1st floor - £8,381 increasing to £8,449 p.a. from 1st April 2016

2nd floor - £8,257.75 increasing to £8,324.75 p.a. from 1st April 2016

Service Charge

The annual service charge per floor is as follows:

1st floor - £5,645.59 + VAT

2nd floor - £6,410.31 + VAT

**Subject to contract and lease,
Subject to satisfactory accounts & references.
A rent deposit shall be required.**

Disclaimer

IMPORTANT NOTE:

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

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