



durlings

chartered surveyors  
and property consultants

2a Foundation House • Coach & Horses Passage • The Pantiles • Tunbridge Wells • Kent TN2 5NP

**Modern Open Plan Office - To Let – 609 sq ft (57 sq m)**





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## COMMERCIAL

### Location

This building is situated in The Pantiles, to the side of The Corn Exchange, and accessed via a pedestrian only walkway. The main line train station is situated within close proximity, at the end of the High Street.

### Description

A modern open plan office, with communal kitchen & WC facilities off the central landing.

There is an impressive entrance lobby on the ground floor through an electrically operated glazed door.

There is secure on-site parking provision for 1 vehicle - underneath the building, and accessed from Nevill Street.

### Floor Area

**609 sq ft (57 sq m)**

1 undercroft car space.

### Tenure

Leasehold

### Rent

**£11,500 per annum**, exclusive of all other outgoings.

### Terms

New lease terms by arrangement.

### Business Rates

£7,955 rateable value.

Small Business Rates Relief may apply.

### Service Charge

On application.

### Legal Costs

Each party to bear their own costs.

### Viewings

Strictly by appointment and accompanied through the sole agent`s.

### Subject to contract & lease

### Subject to receipt of satisfactory references & accounts

**A security deposit will be required.**

### 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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- (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 prepared – 10/07/2017

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