



Oriental Carpets

Market House • 45-47 The Pantiles • Tunbridge Wells • Kent • TN2 5TE
Office building – To Let – 2150 sq ft (199.74 sq m)



**chartered surveyors
and property consultants**

COMMERCIAL

Location

Prominently situated, next to The Corn Exchange, in the heart of The Pantiles, with views over the promenade and colonnade. The town's main line train station is situated within close proximity, at the end of the High Street. There is ease of access to The Common, just beyond the Upper Walk. There is direct access to the A26 via Linden Park Road.

Description

An attractive self-contained Grade II listed property arranged over ground, lower ground and two upper floors. The lower ground floor comprises a meeting room, post room and WC. The ground provides a reception area, with stairs to the first floor which is arranged as an open plan area to the back, overlooking The Corn Exchange, with two offices to the front, overlooking The Pantiles. There are two further areas created with demountable partitions. The second floor is arranged as two further offices. These offices are carpeted throughout with ceiling mounted air conditioning units and cat. II lighting cassettes. There are 3 designated secure underground car spaces.

Accommodation

	sq ft	(sq m)
Ground (Reception only) -	148	(13.75)
Lower Ground -	582	(54.07)
First -	856	(79.52)
Second -	565	(52.49)
Total -	2151	(199.83)

Tenure

Leasehold

Rent

£26,500 per annum, exclusive of all other outgoings.

Terms

New lease by arrangement.

Business Rates

The premises are described as "Offices & Premises" and have a Rateable Value of £21,750. Interested parties are advised to make direct enquires to Tunbridge Wells Borough Council on the annual charge - 01892 526121.

Service Charge

Details on application.

Legal Costs

Each party to be responsible for their own costs.

IMPORTANT NOTE:

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- (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;
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Subject to satisfactory accounts & references.

A rent deposit will be required.

Date: 09.04.14

**Contact Rupert Farrant
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