



durlings

chartered surveyors  
and property consultants

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

**Modern Open Plan Offices - To Let – From 574 sq ft (53.33 sq m)**





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## Location

This building is situated in The Paniles, 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 purpose built modern office building, comprises a range of office suites, arranged over 3 floors, with lift access. Predominately open plan areas with communal kitchen & WC facilities off each central landing. There is secure on-site parking provision – available by separate negotiation and subject to availability - underneath the building, and accessed from Nevill Street. The front entrance doors are awaiting replacement with a modern glazed unit.

## Accommodation & Rents

	Sq ft	Sq m	Rents (£ pax)
Ground -			
(Ga)	601*	(56)	9,000
(Gb)	599	(56)	9,000 – UNDER OFFER
First – Front	950*	(88)	<b>LET</b>
(1a)	734*	(68)	<b>LET</b>
(1b)	599	(56)	<b>LET</b>
Second - Front	953*	(89)	<b>LET</b>
(2a)	609*	(57)	<b>LET</b>
(2b)	574	(53)	<b>LET</b>

\*Parking –is available for these suites only at an additional rent of £1000 per annum.

## Tenure

Leasehold

## Rent

From **£8,800 per annum**, exclusive of all other outgoings.

## Terms

New lease terms available by negotiation.

## Business Rents

To be assessed.

## 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 contract & lease

Subject to receipt of satisfactory references & accounts

## Important Note:

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- (v)

## COMMERCIAL

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