



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)



chartered surveyors
and property consultants

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 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)	LET
First – Front	950*	(88)	LET
(1a)	734*	(68)	LET
(1b)	599	(56)	LET
Second - Front	953*	(89)	LET
(2a)	609*	(57)	LET
(2b)	574	(53)	LET

*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 Rates

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:

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

- (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;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (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.

Contact Rupert Farrant
or Julie Chalmers on

01892 552 500

rupert@durlings.co.uk
julie.chalmers@durlings.co.uk
www.durlings.co.uk

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



RICS

The mark of
property professionalism worldwide