

A three-story Victorian-style house with a light beige facade and white decorative elements. The house features a prominent bay window on the ground floor and a smaller bay window on the first floor. The roof is dark grey with multiple chimneys. A small garden with a white balustrade is in the foreground. The sky is blue with scattered clouds.

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Spa House • 18 Upper Grosvenor Road • Tunbridge Wells • Kent TN1 2EP

Office Suites - To Let – From 155 - 527 sq ft.



**chartered surveyors
and property consultants**

COMMERCIAL

**Contact Rupert Farrant
or Josh Olney on**

01892 552 500

**rupert@durlings.co.uk
joshua.olney@durlings.co.uk
www.durlings.co.uk**

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



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Location

Spa House is situated in a town centre position, at the top end of Upper Grosvenor Road, close to The Royal Victoria Place Shopping Mall and a large multi storey car park. The main line train station is about a 10 minute walk.

Description

Spa House is an attractive period building offering a range of refurbished office suites to lease.

Floor Areas & Rents

Floor / Office no.	sq ft	Rent / £ / per annum
Lower Ground / 1	280	5000 *LET*
Lower Ground / 2	280	5250 *UNDER OFFER*
Lower Ground / 3	247	4500 *UNDER OFFER*
Ground / 4.	340	6800 *LET*
First / 7	183	4250 *UNDER OFFER*
First / 8	298	6250 *LET*
First / 9	249	5750 *LET*
First / 10	155 (14.39)	3500 *UNDER OFFER*

Office no.'s 2 & 3 can be interconnected.

Parking available by separate negotiation and subject to availability.

The above rents are exclusive of all other outgoings.

There is **no** VAT applicable to the rent.

Terms

New leases by arrangement.

Service Charge

On application.

Business Rates

To be assessed. Small Business Rates Relief available with nil payment, subject to qualifying factors.

Legal Costs

Each party to be responsible for their own costs.

Viewing

By appointment through the sole agent's offices.

Subject to accounts, references and proof of finance.

A security deposit will be required.

Important Note

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Details revised 05.10.17