

A three-story Victorian-style house with a bay window and a small garden. The house is light-colored with white window frames and decorative moldings. A small tree and a white fence are in the foreground. The sky is blue with some clouds.

durlings

chartered surveyors
and property consultants

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

Office Suites - To Let – From 155 - 1505 sq ft.



**chartered surveyors
and property consultants**

COMMERCIAL

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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 *UNDER OFFER*
Lower Ground / 2	280	4750 *Available end of July*
Lower Ground / 3	247	4500 *Available end of July*
Ground / 4.	340	6800 *UNDER OFFER*
First / 7	183	4250
First / 8	348	7000
First / 9	249	5750 *UNDER OFFER*
First / 10	155 (14.39)	3500 *LET*

Office no.'s 7 & 10, 2 & 3 and 8 & 9, 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 14.06.17