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chartered surveyors  
and property consultants

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

**Office Suites - To Let – 280 sq ft.**





**chartered surveyors  
and property consultants**

## COMMERCIAL

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



**RICS**

The mark of  
property professionalism worldwide

### 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	7000
Lower Ground / 2	280	5250 <b>*UNDER OFFER*</b>
Lower Ground / 3	247	4500 <b>*UNDER OFFER*</b>
Ground / 4.	340	6800 <b>*LET*</b>
First / 7	183	4250 <b>*UNDER OFFER*</b>
First / 8	298	6250 <b>*LET*</b>
First / 9	249	5750 <b>*LET*</b>
First / 10	155 (14.39)	3500 <b>*UNDER OFFER*</b>

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 31.10.17