



durlings

chartered surveyors
and property consultants

2 Longfield Road • Tunbridge Wells • Kent TN2 3EY

Refurbished Offices - To Let – 1371sq ft & 1565sq ft

COMMERCIAL

Location

Longfield Road is located to the North of Tunbridge Wells Town Centre on the established North Farms Industrial Estate. This property is approximately 1 mile from the Pembury by-pass (A21 T) which provides direct access to the motorway network via Junction 5 of the M25, being around 14 miles to the north. Retail facilities close by include M&S Food Hall, Costa Coffee and Asda. There is a direct main line train service to London from High Brooms Station, which is ½ mile away.

Description

Two adjoining, newly refurbished, open plan office units in a self-contained building, with on-site parking.

- **Carpeted**
- **Air handling cassettes – heating & cooling**
- **Suspended ceilings with integral LED lighting**
- **Double Power sockets**
- **Double Glazed solar reflective windows**
- **Ladies & Gents WCs**
- **On-site parking**

Floor Areas

<u>Unit B -</u>	<u>Ground</u>	<u>sq ft</u>	<u>sq m</u>
	Office -	575	53.37
	Reception -	204	18.94
	Storeroom -	50	4.68
	Subtotal -	829	76.99 – Under Offer

<u>First</u>			
Office 1 -	514	47.77	
Office 2 -	149	13.87	
Office 3 -	268	24.92	
Subtotal -	931	86.56 – Under Offer	

<u>Unit C -</u>	<u>Ground</u>		
	Office -	1165	108.22
	Reception -	206	19.14
	Subtotal -	1371	127.36

<u>First</u>			
Office 1 -	1169	108.57	
Office 2 -	290	26.95	
Office 3 -	89	8.27	
Storeroom -	17	1.58	
Subtotal -	1565	145.37	

Grand total	4696	436.28	
--------------------	-------------	---------------	--

Terms

The offices are available, as a whole, or in parts (each part highlighted in bold) on an all-inclusive basis – i.e., rent & service charge combined, on flexible terms.

Rents

Unit B: Whole - **£16,200 pa** / Ground - **£6,860 pa** / First - **£10,960 pa – Under Offer**

Unit C: Whole - **£28,800 pa** / Ground - **£13,520 pa** / First - **£18,160 pa**

All rent is subject to VAT.

Business Rates

To be reassessed

Viewing Arrangements

Strictly by appointment and accompanied.

T – 01892 552500

Julie Chalmers – julie.chalmers@durlings.co.uk

Rupert Farrant – rupert@durlings.co.uk



22 Mount Ephraim Road
Tunbridge Wells
Kent TN1 1ED

Revised : 13.06.22

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

- 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.
- 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.
- 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.
- 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.
- 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

