



durlings

chartered surveyors  
and property consultants

16 Church Road • Tunbridge Wells • Kent TN1 1JP

**Offices Suite To Let – 415 sq ft (38.55 sq m)**

*Preliminary Details – Undergoing Refurbishment*

## Location

No. 16 Church Road is situated on the north side of Church Road, between Trinity Arts/Town Hall and The Common/London Road. There is a wealth of leisure and shopping facilities close at hand. These offices are within easy walking distance of Tunbridge Wells main line station, with a regular service to London Bridge, Waterloo East, Cannon Street, and Charing Cross. A typical journey time is around 50 minutes.

There are good road communications with the subject property being located very close to the London Road (A26), with the A21 (T) being accessed via Pembury Road, approximately 2.5 miles distant. The M25 is some 16 miles distant to the north via junction 5.

## Description

These offices are within an attractive semi-detached period building Grade II listed in the town centre's conservation area. The building is arranged over lower ground, ground, first and second floors with rendered elevations. The exterior and interior of the property has various period features.

The lower ground floor offices are available.

This floor is arranged as 2 separate open plan offices.

There are communal WCs and a shared kitchen on this floor.

There will be 2 car parking spaces allocated to these offices.

## Accommodation

Lower ground Floor – **415 sq ft** (38.55 sq m) – net internal.

## Tenure

Leasehold

## Rent

From £6500 per annum, exclusive of all other outgoings.

## Terms

New lease – by arrangement

## Business Rates

The rateable value for this floor is £4850.

Small business rates relief is available subject to certain qualifying factors, currently resulting in a nil charge.

Further information available from Tunbridge Wells Borough Council – 01892 526121 or [businessrates@tunbridgewells.gov.uk](mailto:businessrates@tunbridgewells.gov.uk)

## Service Charge

On application.

## Legal Costs

Each party to be responsible for their own costs.

**Subject to contract, rent deposit, and receipt of satisfactory accounts and references.**

## Disclaimer

**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;
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Details prepared – 04.11.13



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**COMMERCIAL**

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