



chartered surveyors
and property consultants

Richmond Terrace • 49 London Road • Tunbridge Wells • TN1 1DT

Office Space in Grade II Listed Building - To Let - 265 & 370 sq ft



chartered surveyors
and property consultants

Location

The offices are located within a period building on London Road, a short distance from the main line station with the High Street, Pantiles and Royal Victoria Place shopping centre within easy reach. The M25 network at Junction 5 is approximately 13 miles distant.

Description

No.49 London Road forms part of a terrace of period properties, making up Richmond Terrace, set back from the road with an attractive garden area to the front, and served by a private road. The subject property is arranged over four storeys, and provides a variety of self-contained office suites. The property has an attractive plastered and painted front elevation with architectural detailing including decorative wrought iron railings.

Accommodation

Lower Ground Floor – Left – 370 sq ft / Right – 265 sq ft
Or combined 635 sq ft

Rent

Left - £5,550 pax
Right - £3,975 pax

Tenure

Leasehold

Terms

New terms by arrangement.

Business Rates

To be Advised

Small Business Rates Relief will apply, subject to certain qualifying factors. We recommend that all interested parties make their own enquiries to Tunbridge Wells Borough Council regarding the annual charges.

Service Charge

Details on request.

Legal Costs

Each party to bear their own legal costs involved in the transaction.

SUBJECT TO REFRENCES & ACCOUNTS

Important Note

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.

Details updated 09.12.15

COMMERCIAL

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



RICS

The mark of
property professionalism worldwide