



chartered surveyors
and property consultants



Chapman House • Chapman Way • High Brooms Industrial Estate • Tunbridge Wells • Kent • TN2 3EF

Offices To Let – 755 - 1920 sq ft (70-178 sq m)



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and property consultants**

COMMERCIAL

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Disclaimer: See website – www.durlings.co.uk

Location

Chapman House is situated on Chapman Way just off North Farm Road. Tunbridge Wells town centre is about 2 miles south and access to the A21 is within 1.5 miles via Longfield Road. Junction 5 of M25 is approximately 16 miles to the north.

There is a good rail link from High Brooms, with frequent direct services to London Charing Cross and Canon Street of around 50 minutes.

Description

The 1st & 2nd floors of Chapman House are available separately or together. Each floor offers open plan space. The office has excellent natural light with windows on three sides. There is a suspended ceiling with Integral lighting and ceiling fans. There is a boardroom/meeting room, kitchen and ladies and gents WC facilities.

The offices are subject to refurbishment. Details on request.

The 1st & 2nd floors have self-contained access through a covered entrance door.

There are up to 16 allocated car parking spaces to the side of the premises.

Floor Areas

1st Floor – **1690 sq ft** (157 sq m) – **UNDER OFFER**
2nd Floor – **755 – 1920 sq ft** (70-178 sq m)

Terms

New flexible lease terms available by arrangement.

Rent

Full details on application.

Business Rates

1st floor - £8,381 increasing to £8,449 p.a. from 1st April 2016

2nd floor - £8,257.75 increasing to £8,324.75 p.a. from 1st April 2016

Service Charge

The annual service charge per floor is as follows:

1st floor - £5,645.59 + VAT

2nd floor - £6,410.31 + VAT

**Subject to contract and lease,
Subject to satisfactory accounts & references.
A rent deposit shall be required.**

IMPORTANT NOTE:

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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- (vi) 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.
- (vii) 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.