



durlings

chartered surveyors  
and property consultants

**Prospect House • 11-13 Lonsdale Gardens • Tunbridge Wells • Kent TN1 1NU**  
**Office Suites - For Sale / To Let – 335 - 1315 -1650 sq ft**



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### Location

These offices are located in the heart of the professional business district and close to Tunbridge Wells' mainline station (typical journey time to Charing Cross and Cannon Street is approximately 50 minutes).  
The property is situated at the end of Lonsdale Gardens which runs directly off Mount Pleasant Road.

### Description

The office comprises part of the second floor of a double fronted period building, with newly refurbished common areas. There is a lift which is accessed directly from an attractive entrance lobby with communal WC's located on the ground floor. There are 2 car spaces available with the larger suites.

### Schedule of Floor Areas / Prices / Rents

<u>Suite</u>	<u>sq ft</u>	<u>Prices £</u>	<u>Rents £ pax</u>
F1	335	135,000	7200
F2	310	135,000	) 27200, rent
F3	480	165,000	) includes
F4	525	180,000	) 2 car spaces

### Terms

Available separately or as a whole.  
For purchases a long leasehold interest will be granted.  
For short term leases – terms are by arrangement.

### Business Rates

Suite    Rateable Value

F1            £4600

F2            £4600

F3            £6600

F4            £7300

Parking £600 / space.

Small Business Rate Relief may apply, subject to certain qualifying factors. Further details on request.

### Service Charge

On application

### Viewing Arrangements

Strictly by appointment & accompanied, as there are tenants in occupation.

### Important Note

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(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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(v) Whilst we endeavour 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.

**Subject to proof of finance or accounts & references**

17.11.15

## 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



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