



chartered surveyors
and property consultants



Wellington Gate • 7-9 Church Road • Tunbridge Wells • Kent TN1 1HT
Offices To Let - 1475 sq ft (137 sq m) - with parking

COMMERCIAL

Location

Centrally located on Church Road, close to the junction with Mount Pleasant Road. The town's main line train station is located a short distance at the bottom of Mount Pleasant Road.

Description

Wellington Gate is a landmark office building prominently situated. These first floor offices have been partitioned to provide a principal office area, boardroom, separate meeting room, kitchen / break out area, and a reception. There are communal WCs located of each stair landing.

Amenities

- **Air conditioning**
- **Raised accessible floors**
- **2 passenger lifts**
- **Large reception hall with concierge**
- **2 Secure on-site parking spaces**

Floor Area

1475 sq ft (137 sq m) – net internal

Rent

£27,750 per annum, exclusive of all other outgoings.

Lease

The existing lease is for a term of 10 years from and including 24th February 2009, and thus expiring 25th February 2019.

Terms

An assignment of this lease, at nil premium,

Business Rates

Rateable Value is £23,250 – The rates payable for the period 01.04.15 to 31.03.16 is £11,462.25.

Service Charge

Details on application.

Legal Costs

Each party to be responsible for their own legal costs, with those of the landlords being shared equally. Our client will require an abortive undertaking for the landlord's costs, should a party withdraw from an assignment.

Viewings

Strictly by appointment, and accompanied through the sole agent's offices – 01892 552500 / info@durlings.co.uk

Subject to:

- Contract & Lease
- Accounts & receipt of satisfactory references

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;
- (ii) 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.
- (iii) 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.
- (iv) 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.
- (v) 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 Prepared 17.06.15





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

Disclaimer: See Website – durlings.co.uk

