



**chartered surveyors
and property consultants**

Wallside House • 12 Mount Ephraim Road • Tunbridge Wells • Kent TN1 1EG
A fine detached period office building in Tunbridge Wells` premier business location
Open plan floors totaling 7544 sq ft (700.84 sq m) – 34 on site car spaces – To Let



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COMMERCIAL

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22 Mount Ephraim Road, Tunbridge Wells, Kent
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Disclaimer: See website – durlings.co.uk

Location

Tunbridge Wells is located approximately 38 miles to the south east of central London in north west Kent, and approximately 16 miles to the south of the M25 (Junction 5) via the A21 (T). Neighboring towns include Sevenoaks approximately 12 miles to the north and East Grinstead approximately 14 miles to the west.

Main line rail services are provided direct from Tunbridge Wells to London's Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, around 24 miles to the west, and the Eurotunnel at Folkestone, some 55 miles to the south east.

Mount Ephraim Road is situated in the town's Conservation Area, and can be regarded as the prime professional business district for Tunbridge Wells, with neighboring occupiers including NatWest / RBS, Crowe Clark Whitehill, and RSM.

The Royal Victoria Place Shopping Mall and Calverley Road shopping precinct are located at the end of the road offering a wide range of retail and leisure facilities. At the other end there is access to the town's common.

Description

Wallside House is a period office building predominately arranged over ground, first and second floors, offering open plan office space. There is a passenger lift with Ladies & Gents WCs on each floor. There are 34 car spaces to the front, behind a security barrier along with undercroft spaces to the rear.

Floor Areas

Ground –	2602 sq ft (inc. reception area)
First -	2557 sq ft
Second -	2256 sq ft
L/Ground -	129 sq ft (plant)

Total - **7544 sq ft**

Parking - 34 spaces.

The floor areas stated are based on net internal.

Amenities

- Passenger Lift
- Suspended Ceilings with integral Cat II lighting
- Town Centre Position
- Double glazed windows
- Raised Floors / Floor Data boxes
- 34 on site car spaces – behind security barrier.
- Gas Fired Central Heating
- Carpet Tiles

Terms

A new lease by arrangement, on a full repairing and insuring basis.

Rent

On application

Business Rates

RV - £117,000

Local Authority – Tunbridge Wells Borough Council – 01892 526121

Availability

From January 2017

Viewing

Strictly by appointment through the letting agents` office.

Further Information

For floor plans and other supporting documents please go to:

www.wallsidehouse.co.uk