



durlings

chartered surveyors  
and property consultants



16 Church Road • Tunbridge Wells • Kent TN1 1JP  
**Offices Suite To Let – 205 sq ft (19.05 sq m)**

## Location

No. 16 Church Road is situated on the north side of Church Road, between Trinity Arts/Town Hall and The Common/London Road. There is a wealth of leisure and shopping facilities close at hand. These offices are within easy walking distance of Tunbridge Wells main line station, with a regular service to London Bridge, Waterloo East, Cannon Street, and Charing Cross. A typical journey time is around 50 minutes. There are good road communications with the subject property being located very close to the London Road (A26), with the A21 (T) being accessed via Pembury Road, approximately 2.5 miles distant. The M25 is some 16 miles distant to the north via junction 5.

## Description

These offices are within an attractive semi-detached period building Grade II listed in the town centre's conservation area. The building is arranged over lower ground, ground, first and second floors with rendered elevations. The exterior and interior of the property has various period features.

The lower ground floor front office is available.

There are communal WCs and a shared kitchen on this floor.

Parking is subject to availability, and at an additional cost.

## Accommodation

Lower ground Floor – 205 sq ft (19.05 sq m) – net internal.

## Tenure

Leasehold

## Rent

£6,500 per annum inclusive of service charge. Parking available for £100 per month via separate negotiation.

## Terms

New lease – by arrangement

## Business Rates

The rateable value for this floor is £4850.

Small business rates relief is available subject to certain qualifying factors, currently resulting in a nil charge.

Further information available from Tunbridge Wells Borough Council – 01892 526121 or [businessrates@tunbridgewells.gov.uk](mailto:businessrates@tunbridgewells.gov.uk)

## Legal Costs

Each party to be responsible for their own costs.

**Subject to contract, rent deposit, and receipt of satisfactory accounts and references.**

## Disclaimer

**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 – 20.09.16



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**COMMERCIAL**

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