

durlings

chartered surveyors
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8 Lonsdale Gardens • 2nd Floor Offices • Tunbridge Wells • Kent • TN1 1NU

Town Centre Offices - To Let - 999 sq ft (92.81 sq m)



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COMMERCIAL

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 on the corner of Lonsdale Gardens and Clanricarde Road, which runs directly off Mount Pleasant Road. Other occupiers on Lonsdale Gardens include Thomson Snell & Passmore, Wells Associates, One Media, and Little Rascals Day Nursery.

Description

These office comprise the entire 2nd floor part of this attractive corner period building. There is self-contained access from a rear stairwell, from which there is direct access to the car park where there are 3 designated car spaces.

Accommodation & Floor Areas

Entrance Hall leading to....

Rear Office 1	104 sq ft (9.66 sq m)
Rear Office 2	121 sq ft (11.26 sq m)
Kitchen	18 sq ft (1.67 sq m)
Front Office 1	165 sq ft (15.33 sq m)
Front Office 2	274 sq ft (25.45 sq m)
Side Office	107 sq ft (9.94 sq m)
Rear Office 3	210 sq ft (19.51 sq m)
WC	not measured
Total	999 sq ft (92.81 sq m)

3 car spaces to the rear of the building.

Tenure

Leasehold

Rent

£20,000 per annum, exclusive of all other outgoings. The rent will attract VAT.

Terms

New lease terms by arrangement

Business Rates

The rateable value for 2017 is proposed at £10,500, reduced from £12,000. Interested parties are to check the amount payable directly with Tunbridge Wells Borough Council – **01892 526121** – As Small Business Rates Relief may apply.

Service Charge

The lease is to be drawn up on a full repairing and insuring basis, through the landlord's service charge.

Legal Costs

Each party is to be ultimately responsible for their own legal fees, however any abortive costs are to be borne by the prospective tenant.

Viewing Arrangements

By appointment and accompanied.

Important Note:

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Details prepared – 14th November 2016

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