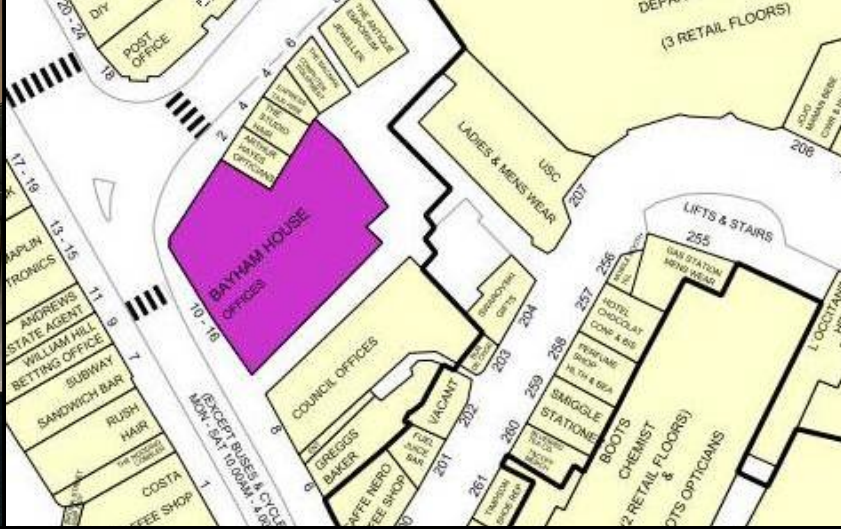


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Chartered surveyors
and property consultants



Bayham House • 12-16 Grosvenor Road • Tunbridge Wells • Kent TN1 2AB
Refurbished Offices - To Let – 1783 sq ft (165.65 sq m)



chartered surveyors
and property consultants

COMMERCIAL

Contact Rupert Farrant
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22 Mount Ephraim Road, Tunbridge Wells, Kent
TN1 1ED



Location

Situated in a town centre position close to the main entrance of The Royal Victoria Place Shopping Mall and the clock at Five Ways. There is therefore immediate access to a wide range of retail and leisure facilities.

The town's main line train station is in walking distance at the end of Mount Pleasant Road, which is an extension to Grosvenor Road. There are ample parking facilities, virtually opposite these offices, in The RVP multi-storey car parks.

Description

Bayham House is a prominently situated building on the corner of Grosvenor Road and Goods Station Road.

The offices comprise the entire first floor, with a self-contained recessed entrance, from the street, on the Goods Station Road elevation.

The ground floor is in retail use.

The offices have been comprehensively refurbished.

The first floor is predominately open plan with a glazed demountable partition providing a separate office area and a further small partitioned internal office.

To the rear there are ladies and gents WCs, and a large kitchen area.

Floor Area

1783 sq ft (165.65 sq m)

Rent

£24,000 per annum, exclusive of all other outgoings except VAT which is applicable.

Terms

A new lease by arrangement

Service Charge

On application

Business Rates

The premises have a proposed rateable value of £21,500 for 2017. From enquires via the Valuation Office Agency's website the estimated rates payable is £10,996, subject to certain qualifying factors.

Viewings

By appointment through the sole letting agents' office.

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;
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- (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 – 9th December 2016

Subject to contract & lease

Subject to satisfactory accounts & references