



durlings

chartered surveyors
and property consultants

7 Linden Close • Eridge Road • Tunbridge Wells • Kent TN4 8HH

Office –To Let – 452 sq ft (42 sq m)



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Location

This building is located just off The Pantiles, accessed from Linden Park Road. The main line train station is situated within close proximity, at the end of the High Street, and within a short walk. There is direct access to the A26 via Linden Park Road.

Description

A vacant ground floor office suite predominantly open plan, with a part glazed partitioned meeting room. 2 car parking spaces are available by separate negotiation.

Floor Area

452 sq ft (42 sq m)

Tenure

Leasehold – New lease terms by arrangement.

Rent

£8,000 pax.

or

£10,000 pax – to include 2 car spaces.

Incentives are available.

Business Rates

To be assessed. Small Business Rates Relief may be available with nil payment, subject to certain qualifying factors.

Service Charge

Details on application

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment through the sole letting agent's offices:-
Durlings – 01892 552500.

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.
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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.

Subject to accounts, references and proof of finance.

A security deposit will be required.

Details revised: 19/04/17

COMMERCIAL

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