

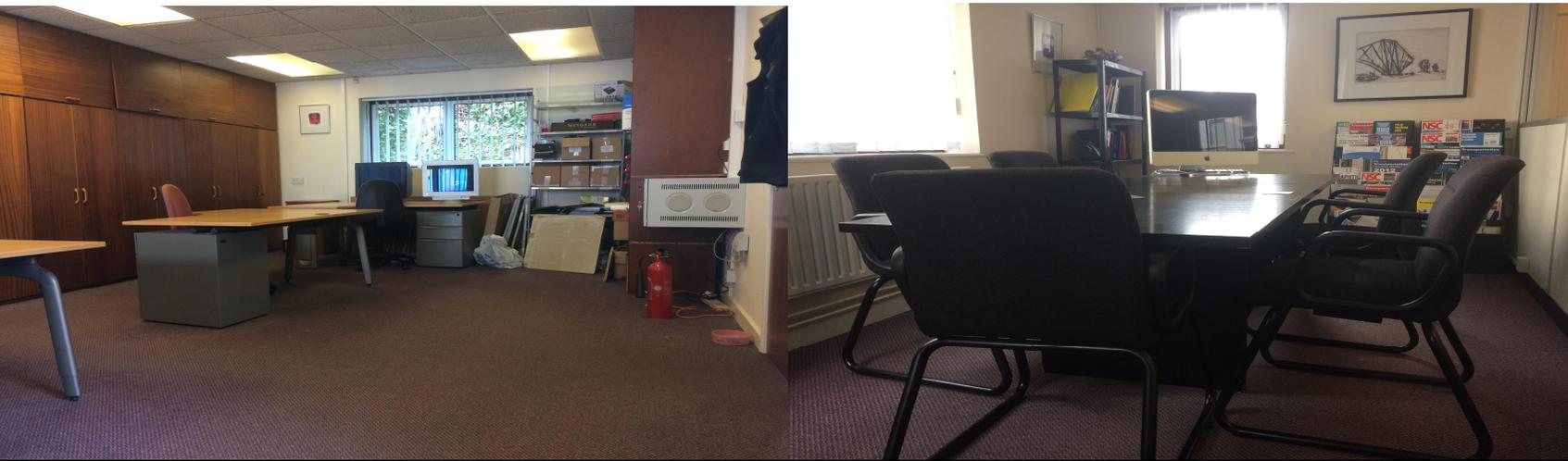


durlings

chartered surveyors  
and property consultants

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

**Office –To Let – 452 sq ft (42 sq m)**



**chartered surveyors  
and property consultants**

**COMMERCIAL**

## 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

## 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;
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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 prepared: 17/03/17

Contact Rupert Farrant  
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