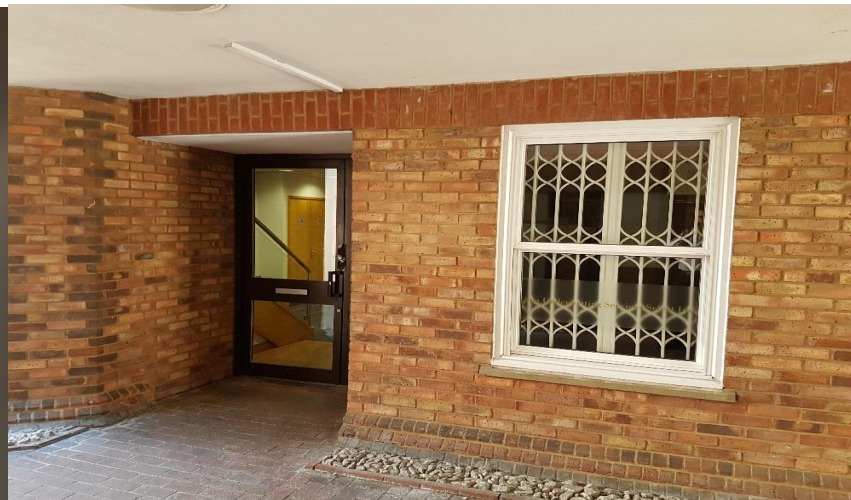




durlings

chartered surveyors
and property consultants

Dowding House • Coach & Horses Passage • The Pantiles • Tunbridge Wells • Kent TN2 5UA
Offices To Let - 946 sq ft (87.9 sq m)



**chartered surveyors
and property consultants**

COMMERCIAL

Location

Dowding House is part of a purpose built office development located in The Pantiles, leading out to Sussex Mews.

Description

Open plan offices on the ground floor.

Pending refurbishment.

Office area – approx. **946 sq ft** (87.9 sq m) (Source – VOA – area to be confirmed)

Amenities

- Purpose Built Offices
- Lift
- Open Plan
- Suspended Ceiling with integral lighting
- Communal Ladies & Gents WCs
- Disabled compliant WC
- Compartment Floor boxes
- Double Glazed windows
- Kitchen
- Window Blinds

Tenure

Leasehold

Rent

£16,000 per annum exclusive of all other outgoing.

Terms

New lease terms by arrangement

Business Rates

Rateable Value - £11,750.

Small Business rates Relief may apply – Interested parties are advised to make direct enquiries to Tunbridge Wells Borough Council for clarification – 01892 526121.

Service Charge

On application

Legal Costs

Each party to ultimately be responsible for their own costs.

Viewings

By appointment through the sole agents` offices – **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.
- (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 revised – 11.08.17

**Contact Josh Olney
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