



chartered surveyors  
and property consultants



Longford House • 19 Mount Ephraim Road • Tunbridge Wells • Kent TN1 1EN

**Office To Let – 1550 sq ft (144 sq m)**



**chartered surveyors  
and property consultants**

## Location

Longford House is situated in a prime business district in the centre of Tunbridge Wells. This location is popular with the legal profession, banking and other financial service companies.

Other occupiers on this road include, Royal Bank of Scotland /, Coopr Burnett Solicitors and Crowe Clark Whitehill accountants. These offices are within easy walking distance of Tunbridge Wells main line station, with a regular service to London Bridge, Waterloo East, Cannon Street, and Charing Cross. A typical journey time is around 50 minutes.

Mount Ephraim Road links directly to the main retail district, via the clock square. There is therefore a wide range of leisure and retail facilities close at hand.

## Description

Longford House offers modern, open plan, office accommodation, behind an attractive period façade.

The office is on the ground floor and is approached via an impressive entrance, with automatic double doors, and disabled compliant access arrangements.

The available office comprises a self-contained, predominantly open plan space. There are three demountable partitioned rooms, comprising a meeting room, private office and kitchen / break out area.

In addition, there is secure onsite parking for 3 vehicles.

There are Ladies & Gents WC facilities on the ground and first floor landings, (along with disabled compliant facilities on the ground).

There is also an 8 person passenger lift.

## Floor Area

**1550 sq ft (144 sq m)**

## Amenities

- Predominantly Open Plan Accommodation
- Secure Onsite Parking for 3 cars.
- Carpeted
- Window blinds
- Gas Fired Central Heating
- 8 Person Passenger Lift
- Suspended Ceilings with integral lighting
- Impressive Reception Hall
- Communal Ladies/Gents, & Disabled compliant, WC facilities
- Private Kitchen Facilities

## Terms

New lease by arrangement.

## Rent

**£35,000** per annum exclusive of all other outgoings.

## Service Charge

Details on request.

## Business Rates

Rateable Value is £18,500.

## Legal Costs

Each party to be responsible for their own legal fees.

## Disclaimer

See our website – [www.durlings.co.uk](http://www.durlings.co.uk)

## COMMERCIAL

Contact Josh Olney  
or Julie Chalmers on

**01892 552 500**

[joshua.olney@durlings.co.uk](mailto:joshua.olney@durlings.co.uk)

[julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)

[www.durlings.co.uk](http://www.durlings.co.uk)

22 Mount Ephraim Road, Tunbridge Wells TN1 1ED



**RICS**

The mark of  
property professionalism worldwide