



chartered surveyors  
and property consultants



**Kenwood House • 1 Upper Grosvenor Road • Tunbridge Wells • Kent TN1 2DU**

**Refurbished self-contained offices – from 1265 sq ft - 2530 sq ft (118-236 sq m) - To Let - with parking – *\*Rent Free Incentives Available\****





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## Location

Centrally located on the corner of Grosvenor Road and Upper Grosvenor Road. Close to The Royal Victoria Place Shopping Centre with multi storey parking opposite.

## Description

Two floors of refurbished offices arranged over 1<sup>st</sup> & 2<sup>nd</sup> floors. Each floor has a front and rear open plan area, with the stairwell and lift in the middle with ladies and gents WCs off each landing.

The offices each have kitchens and come with designated parking spaces to the rear of the building.

## Floor Areas

1 <sup>st</sup> floor front office –	1265 sq ft	2	
1 <sup>st</sup> floor rear office –	2032 sq ft	4	LET
2 <sup>nd</sup> floor front office –	1265 sq ft	2	
2 <sup>nd</sup> floor rear office –	2009 sq ft	4	LET
Total-	<b>6571 sq ft (610 sq m)</b>		

## Parking

## Terms

New leases by arrangement.

**Rent free incentive available** – subject to lease terms.

Further information on request.

## Rent

1 <sup>st</sup> floor front office –	£23,500 pa	
1 <sup>st</sup> floor rear office –	£43,000 pa	LET
2 <sup>nd</sup> floor front office –	£23,500 pa	
2 <sup>nd</sup> floor rear office –	£43,000 pa	LET

## Business Rates

For individual offices, these will need to be reassessed separately.

Interested parties are advised to make enquires as to the amount payable to Tunbridge Wells Borough Council – 01892 526121

## Service Charge

Details on application

## Viewings

By appointment and accompanied by the sole letting agents.

## 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.**

**A rent deposit will be required**

Details revised: 09/02/18

## COMMERCIAL

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or Julie Chalmers on

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