



WH

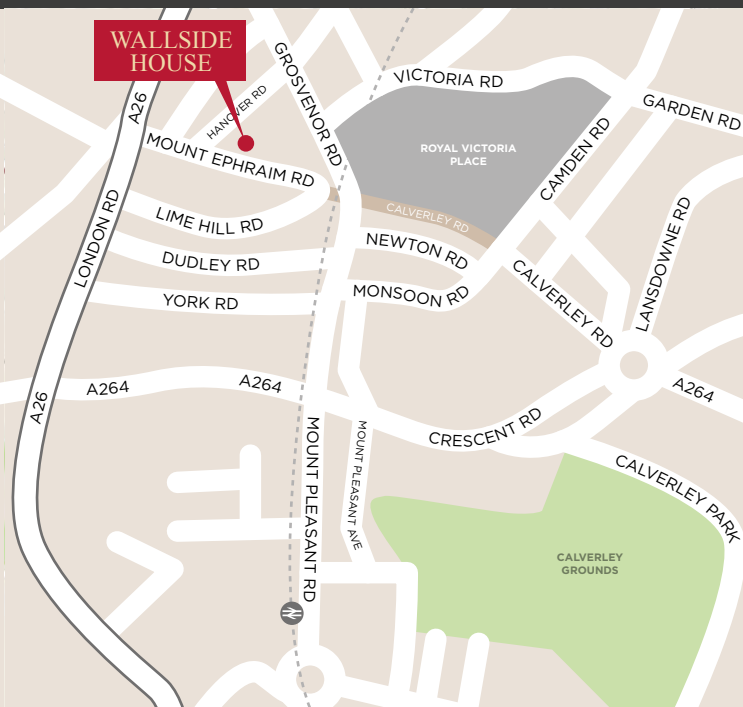
WALLSIDE HOUSE

12 MOUNT EPHRAIM ROAD | TUNBRIDGE WELLS | KENT | TN1 1EG

PRIME TOWN CENTRE OFFICE BUILDING TO LET 7,544 sq ft (700.85 sq m)

WALLSIDE HOUSE

12 MOUNT EPHRAIM ROAD
TUNBRIDGE WELLS | KENT | TN1 1EG



Location

Tunbridge Wells is located approximately 38 miles to the south east of central London and approximately 16 miles to the south of the M25 (Junction 5) via the A21(T). Neighbouring towns include Sevenoaks approximately 12 miles to the north and East Grinstead approximately 14 miles to the west.

Mainline rail services from Tunbridge Wells to London's Charing Cross in approximately 50 minutes with easy access to Gatwick Airport, 24 miles to the west, and the Eurotunnel at Folkestone, 55 miles to the south east.

Mount Ephraim Road is situated in the town's Conservation Area, and is the prime professional business district for Tunbridge Wells, with neighbouring occupiers including NatWest / RBS, Crowe Clark Whitehill, and RSM.

Description

Wallside House is a detached modern office building offering open plan accommodation over 3 floors.

There is a passenger lift with Ladies & Gents WCs on each floor.

There are 34 car spaces - 15 to the front and 19 undercroft to the rear (ratio 1:222 sq ft).

Floor Areas	Sq Ft	Sq M
Ground (inc. reception area)	2,602	241.73
First	2,557	237.55
Second	2,256	209.59
L/Ground (plant)	129	11.98
Total	7,544	700.85

The floor areas are measured on a net internal basis.

Amenities

- Town centre position
- 34 on site car spaces behind a security barrier
- 8 person passenger lift
- Raised floors with grid data trunking system
- Voice and data recessed floor boxes
- Gas fired central heating

Terms

A new lease on a full repairing and insuring basis, subject to vacant possession.

Rent

On application.

Business Rates

RV - £95,500
Local Authority:
Tunbridge Wells Borough Council 01892 526121

EPC

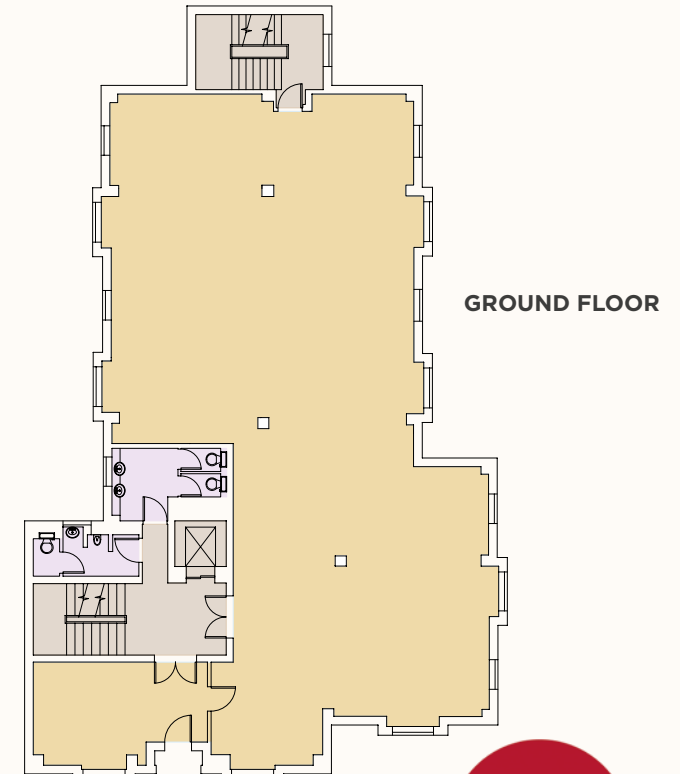
The offices have an EPC rating of D-81.

Availability

Subject to vacant possession.

Viewing

Strictly by appointment through the letting agents office.



chartered surveyors
and property consultants

Contact

Rupert Farrant
01892 552500
rupert@durlings.co.uk

Subject to satisfactory
accounts & references.
A rent deposit may
be required.

22 Mount Ephraim Road
Tunbridge Wells
Kent, TN1 1ED

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 endeavour 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. Designed and produced by Creativeworld. Tel 01282 858200. January 2018.