



chartered surveyors
and property consultants



Chapman House • Chapman Way • High Brooms Industrial Estate • Tunbridge Wells • Kent • TN2 3EF

Offices To Let – 1035 sq ft (96 sq m)



chartered surveyors
and property consultants

COMMERCIAL

Contact Rupert Farrant
or Julie Chalmers on
01892 552 500
rupert@durlings.co.uk
julie.chalmers@durlings.co.uk
www.durlings.co.uk

22 Mount Ephraim Road, Tunbridge Wells, Kent
TN1 1ED



RICS

The mark of
property professionalism worldwide

Location

Chapman House is situated on Chapman Way just off North Farm Road. Tunbridge Wells town centre is about 2 miles south and access to the A21 is within 1.5 miles via Longfield Road. Junction 5 of M25 is approximately 16 miles to the north.

There is a good rail link from High Brooms, with frequent direct services to London Charing Cross and Canon Street of around 50 minutes.

Description

The front section of the 2nd floor of Chapman House is available. The office is broadly open plan space. These office has excellent natural light with windows on three sides. There is a suspended ceiling with Integral lighting and ceiling fans. There is a communal kitchen and ladies & gents WC facilities.

The 1st & 2nd floors have self-contained access through a covered entrance door.

There are 5 allocated car parking spaces to the side of the premises.

Floor Areas

2nd Floor – Front - **1035 sq ft** (96 sq m)

Terms

New flexible lease term available by arrangement.

Rent

Front – **£9,950 pax**

Service Charge

On application

Business Rates

Front – RV - £8600

Small Business Rates Relief will apply, subject to qualifying factors.

Viewing Arrangements

Strictly by appointment through sole letting agent's office, as the outgoing tenants are still in occupation.

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.
- (iv) VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (v) 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.
- (vi) 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.
- (vii)

Subject to contract and lease,

Subject to satisfactory accounts & references.

A rent deposit shall be required.

17.10.18