



durlings

chartered surveyors
and property consultants

4 Sussex Mews • Lower Pantiles • Tunbridge Wells • Kent • TN2 5QJ

Office / Studio - To Let - 717 sq ft (66.61 sq m)



**chartered surveyors
and property consultants**

COMMERCIAL

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Disclaimer Description



RICS

The mark of
property professionalism worldwide

Important Note

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- **Subject to accounts and references**
- **A rent deposit will be required**

Details prepared. 25/10/18

Location

Conveniently situated in the heart of The Pantiles.
Sussex Mews is a pedestrian only area linking the Lower Pantiles, Nevill Street, and Linden Park
The property is close to The Common and within ¼ mile from the main line train station, with regular services to London, and a typical journey time of 50 minutes.

Description

The premises are arranged over ground and first floors.
There is a WC and kitchen at the rear of the ground floor area.
There are electric wall mounted storage heaters and ceiling mounted fluorescent strip lighting.

Floor Areas

The premises has the following net internal floor areas.

Ground

| | |
|----------------|-------------------------------|
| Front – | 208 sq ft (19.33 sq m) |
| Rear – | 148 sq ft (13.79 sq m) |
| First – | 361 sq ft (33.55 sq m) |
| Total – | 717 sq ft (66.67 sq m) |

Tenure

Leasehold

Rent

£10,750 per annum, exclusive of all other outgoings

Terms

New lease by arrangement.

Business Rates

The Rateable Value is £8,250.
Small business rates relief may apply, subject to qualifying conditions.

Service Charge

There is an estate service charge – details on application.

Legal Costs

Each party to be responsible for their own costs.

Viewings

By appointment and accompanied.