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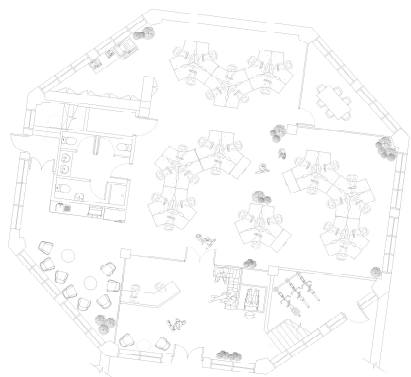
**Linden Hall • Linden Park Road • The Pantiles • Tunbridge Wells • Kent TN2 5QL**

**Pre-let opportunity**

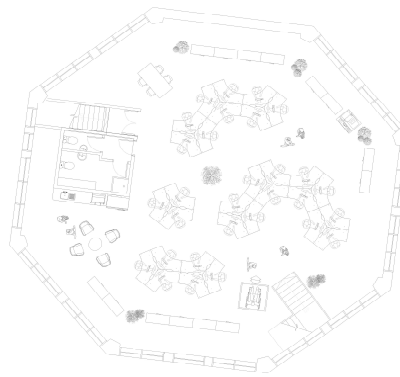
**Forthcoming self-contained office building providing 4410 sq ft (410 sq m)**

**Ground & mezzanine floors with feature glass atrium**





Ground Floor



First Floor



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## COMMERCIAL

### Location

Linden Park Road borders the end of the historic Pantiles area of Tunbridge Wells, which boasts a wide range of retail and leisure facilities, and includes the award winning "Jazz on The Pantiles" evenings in the summer months. This building is within 10 minutes' walk of the town's main line station. Linden Park Road links to the Eridge Road / London Road (A26), which is the principal route through the town to the north, A21 (T), and junction 5 of the M25, which is some 15 miles distant.

### Description

The building comprises the former Auction Hall, originally constructed around the late 1980's. The building is subject to a pending refurbishment to an office specification to include a new mezzanine floor, the introduction of large window openings and the replacement of the feature glazed roof atrium.

### Floor Areas

<u>Ground Floor</u> –	<b>2122 sq ft</b> (197.18 sq m)
<u>First Floor</u> –	<b>1484 sq ft</b> (137.84 sq m)
plus –	<b>804 sq ft</b> (74.73 sq m) of which is below 4' 11" (1.5m) floor to ceiling height.
<b>Total Floor Areas</b> –	<b>4410 sq ft</b> (409.75 sq m)

Parking - 5 allocated spaces.  
The property adjoins a Pay & Display car park.

### Features

- **Air Conditioning**
- **Passenger Lift**
- **Raised Floors**

### Rent

**£90,000 per annum**, exclusive

### Terms

A new lease, for a minimum period of 5 years, on full repairing and insuring terms is available by arrangement.

### Business Rates

To be assessed.

### Service Charge

On application

### Important Note:

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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- **Subject to contract, accounts & references**
- **A rent deposit may be required**

Contact Rupert Farrant  
**01892 552 500**  
rupert@durlings.co.uk

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

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



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