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**Oxford House • 15-17 Mount Ephraim Road • Tunbridge Wells • Kent • TN1 1EN**  
**\*\* FINAL OFFICE REMAINING \*\* Newly Converted – To Let – 306 sq ft (28.4 sq m)**





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### Location

Oxford House is situated in a prime office location within the centre of Tunbridge Wells and close to the main entrance of the Royal Victoria Place Shopping Centre. The property boasts a prestigious address with several neighboring professional firms.

There are a number of retail and leisure facilities close by including a good selection of restaurants, including Thackery's, Bills, and Sankeys.

### Description

A range of small newly converted office suites in an attractive period building in an established professional business district.

These suites are approached via an impressive entrance and accessed via intercom-controlled doors, through a marbled tiled hall. Each suite is open plan. There is a separate communal kitchen and ladies & gents WCs, off the lift lobby.

### Floor Area

Office 1 - 999 sq ft (92.8 m<sup>2</sup>) – **LET**

Office 2 - 380 sq ft (35.4 m<sup>2</sup>) – **LET**

Office 3 - 306 sq ft (28.4 m<sup>2</sup>)

### Amenities

- Open Plan
- Lift
- Communal Kitchen
- Ladies & Gents WC's
- Suspended Ceiling
- Cat II lighting
- Carpeted
- Voice & Data cabling and trunking

### Lease Terms

New lease terms by arrangement.

### Rent

Office 3 - **£9,470 per annum**

The above rent is exclusive of all other outgoings.

### Service Charge

Further information available upon request.

### Business Rates

To be assessed. Small business rates relief is likely to apply.

### Viewings

By appointment through the sole letting agent's offices.

Offices are anticipated to be available from 1<sup>st</sup> June 2019.

- **Subject to contract & lease**
- **Subject to references & accounts**
- **A rent deposit will be required**

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Details revised – 26/06/2019

## COMMERCIAL

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