



chartered surveyors
and property consultants



The Former Pantiles Auction Hall • Linden Park Road • Tunbridge Wells • Kent TN2 5QL
****Short Term Let** - 2856 sq ft (265.4 sq m)**
Suitable for storage or other temporary uses.

Location

Linden Park Road borders the end of the historic Pantiles area of Tunbridge Wells.

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 is a former auction hall, originally constructed around the late 1980's.

The building comprises a predominately open plan area constructed as an octagon, with a feature glazed roof atrium.

There is also a small mezzanine floor.

Internally the premises is of basic specification and has no heating source.

Floor Areas

Ground Floor – **2414 sq ft** (224.3 sq m)

Mezzanine Floor – **442 sq ft** (41.1 sq m)

Total Floor Areas – **2856 sq ft** (265.4sq m)

These areas have been taken from The Valuation Office Agency's website. Prospective tenants are to satisfy themselves as to the accuracy of these figures.

Parking - 5 allocated spaces.

The property adjoins a Pay & Display car park.

Rent

£17,500 per annum, inclusive of service charge.

Terms

Short lease by arrangement. Further details on request.

Business Rates

Rateable Value is £16,000. Interested parties are advised to contact the Tunbridge Wells Borough Council to verify the amount payable – 01892 526121.

Viewings

Strictly by appointment and accompanied.

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. 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 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.

- **Subject to contract**
- **A rent deposit will be required**

Details revised 13.05.20



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COMMERCIAL

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