



**The Corn Exchange • The Pantiles • Royal Tunbridge Wells • Kent TN2 8AA**  
**Small newly refurbished office suites in unique grade II listed building - To Let – 146-319 sq ft**



**chartered surveyors  
and property consultants**

## COMMERCIAL

### Location

Tunbridge Wells is located approximately 38 miles to the south east of central London in north west Kent, and approximately 16 miles to the south of the M25 (Junction 5) via the A21(T). Neighboring towns include Sevenoaks, approximately 12 miles to the north, and East Grinstead, approximately 14 miles to the west.

Main line rail services are provided direct from Tunbridge Wells to London's London Bridge and Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, around 24 miles to the west, and the Eurotunnel at Folkestone, is some 55 miles to the south east.

The Corn Exchange is situated in the heart of the historic Pantiles which boasts a range of specialist shops, restaurants, pubs and a hotel.

The town's mainline train station is within 10 mins walk, and there are parking facilities close by off Linden Park Road, Eridge Road, as well on The Common, off Major Yorkes Road.

### Description

A comprehensively refurbished former retail arcade and galleria now providing a selection of new office suites, of various sizes. There are communal WC and kitchen facilities provided, including a shower.

High speed broadband is available in the building with options for shared or dedicated bandwidth – further details available on application.

Units	sq. ft.	Rents - pax
2	131	Under Offer
3/4	336	Under Offer
12/13	695	LET
16	167	Under Offer
17	174	Under Offer
18-Basement	173	£3,460
19-Basement	146	£2,920

### Terms

New lease terms by arrangement.

### Business Rates

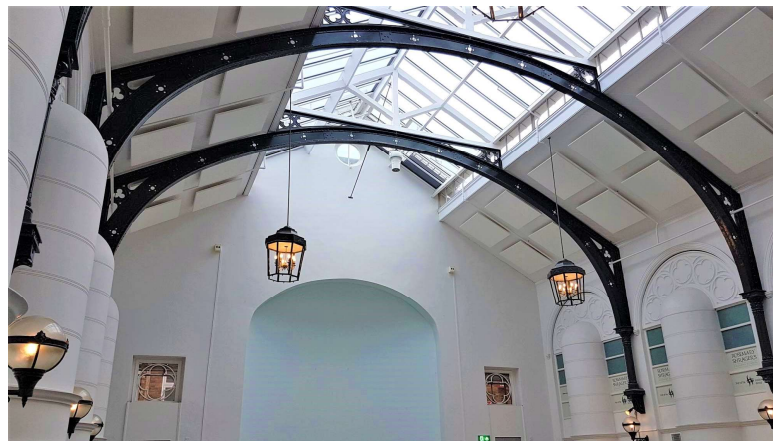
To be re-assessed – tenants to be responsible for business rates directly.

### Service Charge

On application.

### Viewing Arrangements & Further Information

On application.



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