

durlings

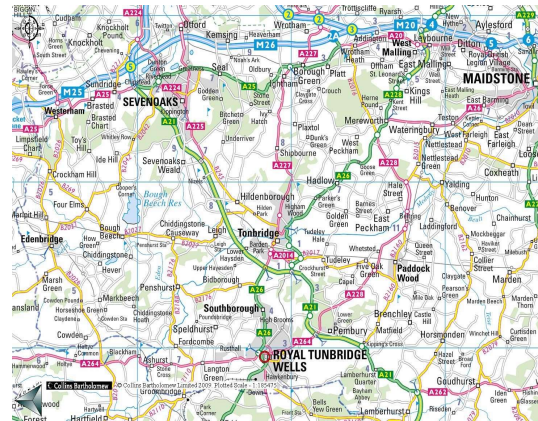
chartered surveyors  
and property consultants



Prospect House • 11-13 Lonsdale Gardens • Office B4 • Tunbridge Wells • Kent • TN1 1NU

**Lower Ground Floor Single Room Office - For Sale - 88 sq ft (8.18 sq m)**





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## Location

These offices are located in the heart of the professional business district and close to Tunbridge Wells' mainline station (typical journey time to Charing Cross and Cannon Street is approximately 50 minutes). The property is situated at the end of Lonsdale Gardens which runs directly off Mount Pleasant Road.

## Description

The office comprises a single room in part of the lower ground floor of a double fronted period building. The office is currently being used as a therapy room. There is a lift which is accessed directly from an attractive entrance lobby.

## Accommodation

### Lower Ground Floor

Single room office approx. 88sq ft (8.18sq m)

## Amenities

- Imposing period building
- Close proximity to mainline station
- Central heating via radiators
- Fully carpeted
- Shared ladies and gents wc facilities
- Entry phone system

## Tenure

999-year lease, from 15<sup>th</sup> January 2010, subject to a current ground rent of £200 per annum.

## Price

£60,000

## Business Rates

The premises have a rateable value of £800.

## Service Charge

Details available upon request.

## 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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# COMMERCIAL

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