



chartered surveyors
and property consultants



Dowding House & Frant House • Coach & Horses Passage • Lower Pantiles • Tunbridge Wells • Kent TN2 5TE

Offices To Let – 1528 /1897 /3425 sq ft – adjoining offices - formerly a cookery school



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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.

Dowding & Frant House is part of a purpose-built office and retail development carried out in the 1980's and located in The 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 additional parking facilities close by off Linden Park Road, Eridge Road, as well on The Common, off Major Yorkes Road.

Description

Formerly a cookery school in what were originally open plan offices on the 1st floor of each building, which also interconnect. These offices are available separately or combined.

Dowding House – 1528 sq ft (142 sq m)

Frant House – 1897 sq ft (176 sq m)

Total- 3425 sq ft (318 sq m)

The offices are to be refurbished and reinstated to open plan space.

Amenities

- Purpose Built Offices
- Lift
- Open Plan
- Parking (Dowding House – 1 space; Frant House -2 spaces)
- Suspended Ceiling with integral lighting
- Communal Ladies & Gents WCs

- Disabled compliant WC
- Compartment floor boxes
- Double glazed windows
- Kitchen
- Window blinds

Tenure

Leasehold

Rents

Dowding House – **£30,000 pax**

Frant House – **£38,000 pax**

Terms

New lease terms by arrangement

Business Rates

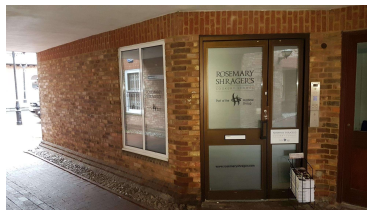
These offices are currently rated as a single unit with a rateable value of £38,500. If the offices are taken individually the rateable value will need to be reassessed accordingly.

Service Charge

On application

Viewings

By appointment through the sole agents' offices – **01892 552500**



COMMERCIAL

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