



chartered surveyors
and property consultants

Lower Ground Floor • Royal Victoria House • Lower Pantiles • Tunbridge Wells • Kent TN2 5TE
Fitness Studio - To Let - 1198 sq ft (111.29 sq m)
Suitable for offices – subject to planning



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Location

This building is situated in The Pantiles, to the side of The Corn Exchange, and behind the bandstand with views over the promenade and colonnade.

The main line train station is situated within close proximity, at the end of the High Street.

There is direct access to the A26 via Linden Park Road.

Description

An important stand-alone Grade II listed office building, arranged over lower ground, ground and three upper floors, approached via a generous entrance hall.

All offices are predominately open plan areas with additional WC facilities off a central landing. This space is situated on the lower ground floor.

There is a passenger lift serving all floors.

This space has an allocated car space directly behind the building and there are public parking facilities also close by.

This space was up until recently operated as a Yoga & Pilates studio but may also be used as offices, or other uses, subject to a change of use.

Floor Area

1198 sq ft (111.29 sq m)

Rent

£16,800 per annum, exclusive of all other outgoings

Terms

New terms by arrangement

Business Rates

Rateable Value of £10,750. Small Business Rates Relief will be available. Interested parties are advised to check the reliefs available directly with Tunbridge Wells Borough Council – 01892 526121

Service Charge

Service Charge - £6,883 pa

Reserve Fund - £1,269 pa

Insurance £385 pa approx..

Electricity is recharged based on sub-meter readings

Viewing Arrangements

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;
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- (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 & receipt of satisfactory accounts and references.
A rent deposit will be required.**

Details updated – 20.09.19

COMMERCIAL

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