



chartered surveyors
and property consultants



SPA HOUSE

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Spa House • 18 Upper Grosvenor Road • Tunbridge Wells • Kent TN1 2EP

Refurbished Office Suite - To Let - 340 sq ft (31.59 sq m)



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Location

Spa House is situated in a town centre position, at the top end of Upper Grosvenor Road, close to The Royal Victoria Place Shopping Mall and a large multi storey car park.

The main line train station is about a 10-minute walk.

Description

Spa House is an attractive period building offering a range of refurbished office suites to lease.

Suite 4 is located on the ground floor, directly off the entrance hall. The offices have 2 allocated car spaces, directly to the rear of the building.

Floor Area

340 sq ft (31.59 sq m)

Rent

£10,500 per annum.

The above rents are exclusive of all other outgoings.

There is **no** VAT applicable to the rent.

Terms

New leases by arrangement.

Service Charge

On application.

Business Rates

This office has a rateable value of £4,450.

Small Business Rates Relief available with nil payment, subject to qualifying factors.

Legal Costs

Each party to be responsible for their own costs.

Viewing

By appointment through the sole agent's offices.

Subject to accounts, references and proof of finance.

A security deposit will be required.

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

Details prepared 25.11.19

COMMERCIAL

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