



durlings

chartered surveyors  
and property consultants

**G Flr, Suite B, Foundation House • Coach & Horses Passage • The Pantiles • Tunbridge Wells • Kent TN2 5NP**

**Modern Open Plan Office - To Let – 598 sq ft (55.6 sq m)**



chartered surveyors  
and property consultants

### Location

This building is situated in The Pantiles, to the side of The Corn Exchange, and accessed via a pedestrian only walkway. The main line train station is situated within close proximity, at the end of the High Street.

### Description

A modern open plan office, with communal kitchen & WC facilities off the central landing. There is an impressive entrance lobby on the ground floor via an electrically operated glazed door.

### Floor Area

598 sq ft (55.6 sq m)

### Tenure

Leasehold

### Rent

£12,000 per annum, exclusive of all other outgoings.

### Terms

New lease terms by arrangement.

### Business Rates

£8,200 Rateable Value.

Small Business Rates Relief may apply.

### Service Charge

On application.

### Legal Costs

Each party to bear their own costs.

### Viewings

Strictly by appointment and accompanied through the sole agent's.

**Subject to contract & lease**

**Subject to receipt of satisfactory references & accounts**

**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;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (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 – 23/01/20

## COMMERCIAL

Contact Julie Chalmers on

**01892 552 500**

[julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)  
[www.durlings.co.uk](http://www.durlings.co.uk)

22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



**RICS**

The mark of  
property professionalism worldwide