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and property consultants

6 Clanricarde Gardens • Belvedere Estate • Tunbridge Wells • Kent TN1 1PH

Office Building To Let - 3490 sq ft (324.23 sq m)

Location

Royal Tunbridge Wells is an affluent town situated in North West Kent, approximately 40 miles from central London.

Clanricarde Gardens is a private road on the Belvedere Estate, in a central position, accessed from Mount Pleasant Road. The town's mainline station is only 250 metres from the property, with direct services to London stations is around 50 minutes, including London Bridge, Cannon Street and Charing Cross.

The Belvedere Estate comprises a mix of commercial and residential occupiers. Business uses include professional offices, medical, and a children's nursery.

Description

A vacant office building arranged over ground and two upper floors, via a central staircase, along with a small basement boiler room / store. There is a tarmac parking area to the front of the property, with parking space for at least 6 cars.

To the rear there is a mature landscaped garden.

The roads on the Belvedere Estate are privately owned and additional subscription permits are available for car parking on the Estate's access roads – further details on request.

The property retains numerous period features.

The property lends itself to a wide range of commercial uses including offices, medical, children's nursery, educational, and so on – all subject to the usual local authority consents.

Floor Areas

Ground – Broadly comprises; central hall; reception; 5 offices; post room; ladies and gents WCs.

1166 sq ft

First – Large stair landing; 5 offices; kitchen.

1220 sq ft

Second (Roof Space) – 4 office areas; eaves storage.

951 sq ft

Basement – Boiler/plant room / storage/ WC

153 sq ft

Total Floor Area – **3490 sq ft (324.23 sq m)**

At least 6 car spaces.

There is an approximate total gross internal floor area of 4524 sq ft (420 sq m).

Terms

A new lease is available by arrangement on full repairing and insuring terms.

Rent

£60,000 per annum, exclusive of all other outgoings. VAT is not applicable.

Business Rates

Rateable Value is £34,000

Subject to contract.

Subject to accounts & references.

A rent deposit will be required.

Viewings

Strictly by appointment, and accompanied through the sole agent's offices –

Durlings – **Rupert Farrant** - rupert@durlings.co.uk - or **Julie Chalmers** – Julie.chalmers@durlings.co.uk



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