



durlings

chartered surveyors
and property consultants

Oxford House • 15-17 Mount Ephraim Road • Tunbridge Wells • Kent • TN1 1EN

**** Preliminary Details ****

Open Plan Offices – To Let – 1500 sq ft (139.4 sq m)

Location

Oxford House is situated in a prime office location within the centre of Tunbridge Wells and close to the main entrance of the Royal Victoria Place Shopping Centre. The property boasts a prestigious address with several neighboring professional firms.

There are a number of retail and leisure facilities close by including a good selection of restaurants, including Thackery's, Bills, and Sankeys.

Description

The whole first floor in an attractive period building in an established professional business district.

This office is approached via an impressive entrance and accessed via intercom-controlled doors, through a marbled tiled hall. The office is open plan and includes a private kitchen area. There is a separate communal kitchen and ladies & gents WCs, off the lift lobby. The office comes with 2 car spaces to the rear of the building.

Floor Area

1500 sq ft (139.4 sq m) – to be verified.

Landlord may consider dividing the space into two self-contained office suites – further details on request.

Amenities

- Open Plan
- Lift
- Parking
- Communal Kitchen
- Ladies & Gents WC's
- Carpeted
- Voice & Data cabling and trunking

Lease Terms

New lease term by arrangement.

Rent

£30,000 per annum exclusive of all other outgoings.

Service Charge

Further information available upon request.

Business Rates

The rateable value is £18,250. Interested parties are advised to check the current amount payable directly with Tunbridge Wells Borough Council – 01892 526121.

Viewings

By appointment through the sole letting agent's offices.

- **Subject to contract & lease**
- **Subject to references & accounts**
- **A rent deposit will be required**

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Details prepared– 22/05/2020



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COMMERCIAL

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