



durlings

chartered surveyors
and property consultants

Oxford House • 15-17 Mount Ephraim Road • Tunbridge Wells • Kent • TN1 1EN
Newly Converted Office Suite – To Let – 585 sq ft (54.3 sq m)



**chartered surveyors
and property consultants**

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

Newly converted office on the lower ground floor, in an attractive period building located in an established professional business district. The office is approached via an impressive entrance and accessed via intercom-controlled doors, through a marbled tiled hall. The offices have good daylight and glass walls to the central hall. There is a separate newly fitted communal kitchen and ladies & gents WCs, off the lift lobby.

Floor Areas

Office 1a - 585 sq ft (54.3 sq m)

Amenities

- Open Plan
- Lift
- Communal Kitchen
- Ladies & Gents WC's
- Suspended Ceiling
- Cat II lighting
- Carpeted
- Voice & Data cabling and trunking

Lease Terms

New lease terms by arrangement.

Rent

Office 1a - £12,000 pa

The above rent is exclusive of all other outgoings. The rent does not attract VAT.

Service Charge

The current annual liability is £3,334.32.

Rateable Value

To be assessed

Viewings

By appointment through the sole letting agent's offices.

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

Disclaimer

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 revised – 16/07/2020

COMMERCIAL

Contact Rupert Farrant
or Julie Chalmers on

01892 552 500

rupert@durlings.co.uk
julie.chalmers@durlings.co.uk
www.durlings.co.uk

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



RICS

The mark of
property professionalism worldwide