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Post Office Square • 12 Vale Road • Tunbridge Wells • TN1 1BP
Ground Floor Commercial Space – To Let – 1698 sq ft (157.75 sq m)
Suitable for a variety of uses, including A1, A2, D1 & D2



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Location

The Post Office Square development is situated on the corner of Vale Road and London Road (A26), in the centre of Tunbridge Wells, and opposite The Common, and within moments' walk of the town's main line train station, with typical journey times to London of around 50 minutes. The Torrington public car park adjoins Post Office Square. Vale Road leads around to the historic High Street where there is a wide range of retail and leisure facilities.

Description

Post Office Square was developed around 2000 from the former central post and sorting office creating a number of luxury apartments over the upper floors. The property comprises flexible ground floor space, with excellent floor to ceiling heights and with a "grand" self-contained entrance on the London Road elevation. The space is currently arranged as - a reception area; dance / yoga studio with kitchen; gym suite; 3 massage/ treatment rooms; and an office. As all the partitions are demountable this floor can be converted to largely open plan space, and to fit the tenant's requirements. The ground floor has a wide use class - including A2(office), Retail, Leisure, and Medical.

Floor Areas

Ground Floor - **1698 sq ft** (157.8 sq m) - Gross Internal Area
*Interested parties are advised to clarify these areas directly as taken from the original sales particulars.

Terms

A new lease is available by negotiation.

Rent

£35,000 per annum
The quoted rent is exclusive of all other outgoings.

Business Rates

To be reassessed.

Service Charge

On application.

Viewing Arrangements

Strictly by appointment and accompanied.

- **Subject to accounts and references**
- **A rent deposit will be required**

09.07.20

COMMERCIAL

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