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Spa House • 18 Upper Grosvenor Road • Tunbridge Wells • Kent TN1 2EP

Office Suite – Lease Assignment - 482 sq ft (44.78 sq m) – 2 car spaces

Location

Spa House is situated at the top end of Upper Grosvenor Road, close to The Royal Victoria Place Shopping Mall and large multi storey car parks. The town's main line station is approximately ½ mile away.

Description

A raised ground floor open plan office, together with 2 car spaces.

Floor Area

Approximately **482 sq ft** (44.78 sq m).

Rent

£14,495 per annum, exclusive of all other outgoings.

Lease Terms

The current lease commenced on 1st November 2019 and expires 31st October 2025.

There is a rent review at the end of the 3rd year.

Service Charge

The charge for the year is £4,631.16

Business Rates

The Rateable Value is £5,936, Small Business may apply – subject to qualifying conditions.

Legal Costs

Each party to be responsible for their own costs.

Viewing

By appointment through the sole agent's offices.

Subject to accounts and references – A rent deposit will be required.

Important Note

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- (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;
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- (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.



12.10.20



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