



durlings

chartered surveyors
and property consultants



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. VAT does not apply.

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

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.

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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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COMMERCIAL

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