



chartered surveyors
and property consultants



Dowding House & Frant House • Coach & Horses Passage • Lower Pantiles • Tunbridge Wells • Kent TN2 5TE
Offices To Let – from 1351 to 6272 sq ft (126-583 sq m)

COMMERCIAL

Location

Tunbridge Wells is located approximately 38 miles to the south east of central London in north west Kent, and approximately 16 miles to the south of the M25 (Junction 5) via the A21(T). Neighboring towns include Sevenoaks, approximately 12 miles to the north, and East Grinstead, approximately 14 miles to the west.

Main line rail services are provided direct from Tunbridge Wells to London's London Bridge and Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, around 24 miles to the west, and the Eurotunnel at Folkestone, is some 55 miles to the south east.

Dowding & Frant House is part of a purpose-built office and retail development carried out in the 1980's and located in The Pantiles which boasts a range of specialist shops, restaurants, pubs, and a hotel.

The town's mainline train station is within 10 mins walk, and there are additional parking facilities close by off Linden Park Road, Eridge Road, as well on The Common, off Major Yorkes Road.

Description

Open plan office suites. Dowding House and Frant House interconnect at each level. These offices are available separately or combined.

Dowding House –		Parking Spaces	
1 st floor –	1528 sq ft (142 sq m)	1	
2 nd floor –	1496 sq ft (139 sq m)	1	UNDER OFFER
Frant House –			
1 st floor –	1897 sq ft (176 sq m)	2	
2 nd floor –	1351 sq ft (126 sq m)	1	UNDER OFFER
Total-	6272 sq ft (583 sq m)		

Rents (£/pa)

Dowding House

1 st floor –	£26,750
2 nd floor –	£26,000

Frant House

1 st floor –	£33,000
2 nd floor –	£23,650

The above rents are exclusive of all other outgoings.

Amenities

- Purpose Built Offices
- Lift
- Open Plan
- Secure underground parking
- Comfort cooling & heating
- Suspended ceilings with integral lighting
- Communal Ladies & Gents WCs
- Disabled compliant WC
- Compartment floor boxes
- Double glazed windows
- Kitchen
- Window blinds

Terms

New lease terms by arrangement

Business Rates

To be reassessed.

Service Charges

Dowding House

1st - £12,033 plus reserve fund
2nd - £12,084 plus reserve fund

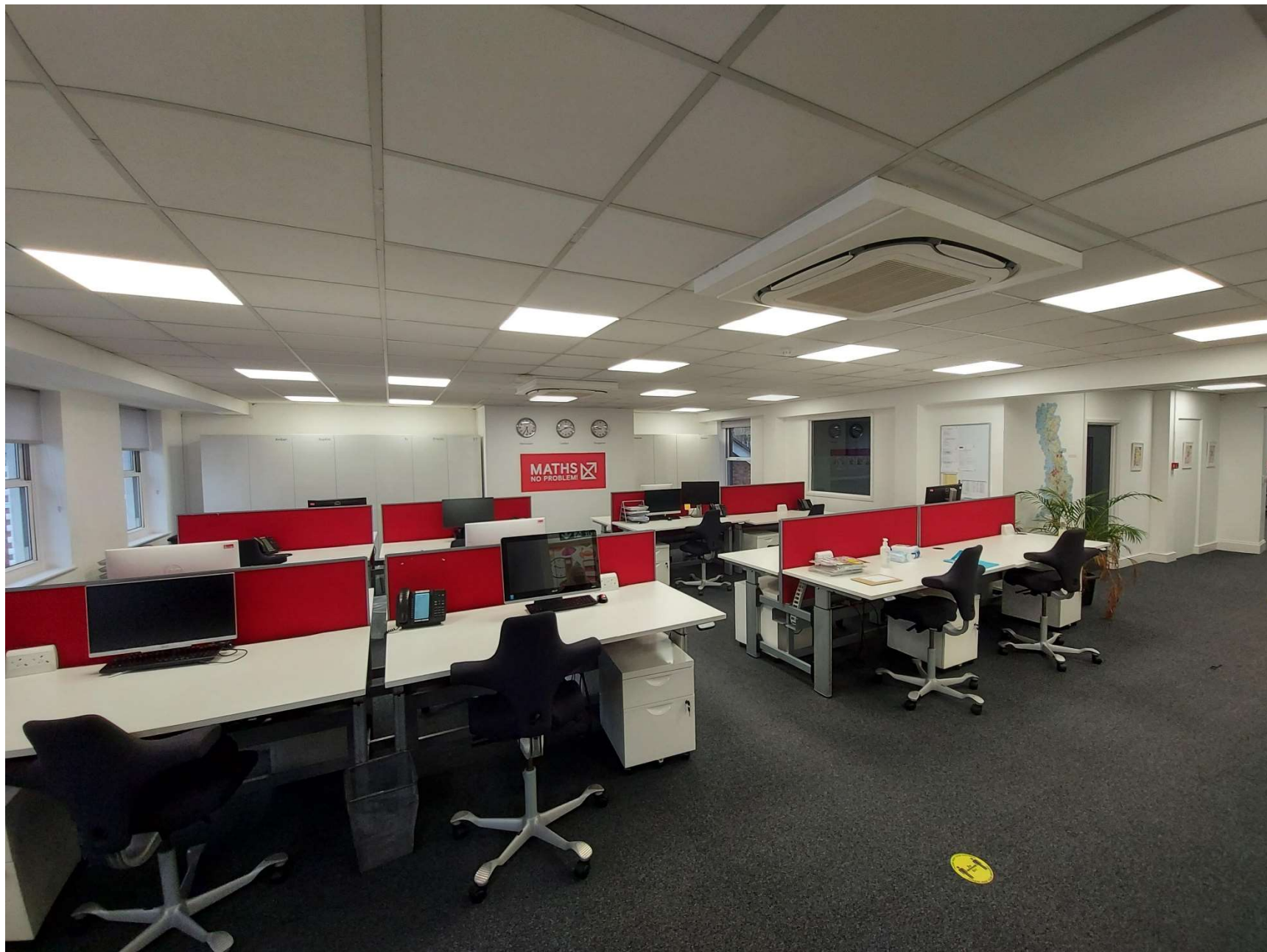
Frant House

1st - £14,936 plus reserve fund
2nd - £10,292 plus reserve fund

Viewings

By appointment through the sole agents' offices – **01892 552500**





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

Disclaimer : See website – www.durlings.co.uk

