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Ground Floor Offices / Class E Premises – To Let – 1400 sq ft (130 sq m)

St Ledger House • 110-112 London Road • Tunbridge Wells • Kent TN4 0PN

Location

Southborough lies to the north of Tunbridge Wells and close to the A21(T).

The London Road (A26) provides access to the A21 being 2.4 miles to the north and junction 5 of the M25, 12 miles distant.

The subject property is in the centre of Southborough, prominently fronting the London Road, and opposite the new Southborough Hub development which comprises a new theatre, library, doctor's surgery, retail space and residential accommodation.

High Brooms main line train station is under 1 mile distant. There is a large public car opposite, where parking permits are available from the local authority, Tunbridge Wells Borough Council.

Description

The property was formerly a public house converted to provide good quality offices. The ground floor is currently broadly arranged as 5 office areas and a kitchen, and the basement area has been converted to provide 2 meeting rooms.

The property is suitable for a wide range of uses under the new Class E use class.

Floor Area

1400 sq ft (130 sq m) approx.

Rent

POA.

Terms

New lease by arrangement.

Business Rates

The rateable value is £10,000. Small Business Rates relief will apply, resulting in no charge – subject to qualification.

Service Charge

On application.

Viewing Arrangements

By appointment through sole agent's office.

Subject to satisfactory accounts and references.

A rent deposit will be required.

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Details revised- 11.03.21



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COMMERCIAL

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