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

St Ledgers 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.

## 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.

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

**£17,000 per annum**, exclusive of all other outgoings.

## 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.**

## Disclaimer

**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.
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Details prepared- 04.01.21



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**COMMERCIAL**

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