



Chartered surveyors
and property consultants



The Wells Building • Corn Exchange • The Pantiles • Tunbridge Wells • Kent TN2 5TE
Office / Commercial Space - To Let – 3,200 sq ft (297 sq m)
Suitable for a wide range of alternative uses



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COMMERCIAL

Location

The spa town of Tunbridge Wells boasts one of the most affluent catchment populations in the UK. The town is approximately 31 miles south east of London and 30 miles to the north of Brighton. The town benefits from excellent road and rail connections. The property is situated in the heart of The Pantiles which has established itself as a vibrant business and leisure destination. In addition to the numerous bars and restaurants in the area, The Pantiles has traditionally been the venue for various events throughout the year such as music festivals, outdoor theatre, and markets, to name but a few. This provides a unique opportunity to occupy a self-contained Grade II listed building with a significant footprint in a town centre location. There is a Pay & Display car park directly opposite this building.

Floor Areas

The premises offer flexible, open plan space, currently arranged as follows: -

<u>Ground</u> -	Principal office / sales area -	2080 sq ft
	Store / Kitchen -	210 sq ft
<u>Mezzanine</u> -	Meeting rooms / office -	910 sq ft
Total floor area -		3,200 sq ft (297 sq m)

Note: - there is a vacant lower ground floor, with self-contained access, providing a further **3,600 sq ft** (334 sq m) – so potential to create up to 6,800 sq ft (640 sq m) in total. Details on application.

Terms

A new, effectively, full repairing and insuring lease is available for a term by arrangement.

Rent

£62,400 per annum, exclusive of all other outgoings

Business Rates

The rateable value is currently £15400 – interested parties should check the amount payable directly with Tunbridge wells Borough Council – 01892 526121

Viewing Arrangements

By arrangement through Durlings – **Julie Chalmers** or **Rupert Farrant**
julie.chalmers@durlings.co.uk or rupert@durlings.co.uk,

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Subject to satisfactory accounts & references

Contact Rupert Farrant
or Julie Chalmers on
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