



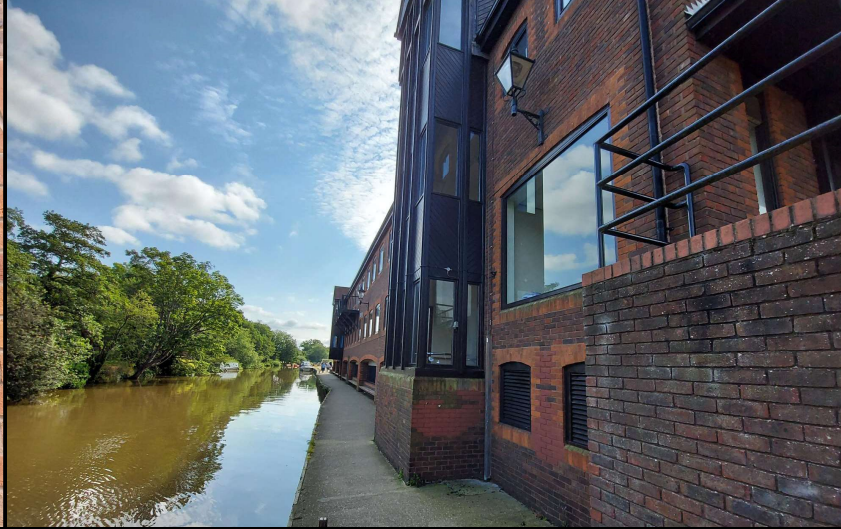
chartered surveyors  
and property consultants

**Wharf House • Medway Wharf Road • Tonbridge • Kent TN9 1RE**  
**Preliminary Details – Anticipated Summer 2022 Completion**

**Office Space - To Let - Pending Refurbishment – 382 – 4,190 sq ft**



# Wharf House



durlings

chartered surveyors  
and property consultants

COMMERCIAL

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22 Mount Ephraim Road, Tunbridge Wells, Kent  
TN1 1ED

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## Location

Tonbridge is a historic market town located in West Kent, approximately 35 miles southeast of central London, 5 miles north of Tunbridge Wells and 15 miles southwest of Maidstone. Tonbridge benefits from a busy retail centre, excellent rail links to London and convenient road access to the M25 and M26 Motorways, which are both situated approximately 10 miles from the town. Tonbridge Railway Station provides direct train services to London Bridge, Waterloo, Charing Cross and Cannon Street, with approximate journey times of approximately 35 to 50 minutes. Tonbridge Railway Station is centrally located in the town and within a 10-minute walk of the property, and around 1-minute walk from the High Street. Wharf House is situated toward the northern end of Tonbridge and directly on the south bank of the River Medway with excellent views of Tonbridge Castle.

## Description

Wharf House will offer some of Tonbridge's best office space. The property will also provide undercroft parking at ground floor level and three floors of open plan offices above via a large reception area providing access to the main stairs and lift.

## Floor Areas

	sq.m	sq.ft
F1 –	59.34	639
F2 –	35.52	382
F3 –	69.47	748
F4 –	59.19	637
F5 –	90.55	975
F6 –	75.15	809

There is the ability to combine certain units.

## Amenities

- Newly refurbished
- Heating / cooling conditioning
- Kitchen on each floor
- 8-person passenger lift
- Undercroft parking
- Suspended ceilings with recessed LED lighting

- Separate male and female toilets on each floor, with disabled compliant WC facilities on the first floor
- Double glazed windows

## Rent

On application.

## Terms

Individual flexible terms available by arrangement.

## Business Rates

To be assessed.

## Service Charge

On application.

## Viewing Arrangements

By appointment through the letting agent's office.

