



chartered surveyors
and property consultants

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

Office Space - To Let - Pending Refurbishment – 512 – 4,190 sq ft



**chartered surveyors
and property consultants**

COMMERCIAL

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 terms & conditions page on
our website – www.durlings.co.uk

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, some with river views. These open plan offices are accessed via a large reception area leading to the main stairs and lift.

The image above is of the recently completed 2nd floor.

Floor Areas

	sq m	sq ft
F1 –	59.34	639
F2 –	47.57	512
F3 –	69.47	748
F4 –	59.19	637
F5 –	90.55	975
F6 –	75.15	809

There is the ability to combine certain units.

The above areas are subject to verification on completion of refurbishment works.

Amenities

- Newly refurbished
- Heating / cooling conditioning
- Communal Kitchen
- 8-person passenger lift
- Undercroft parking
- Suspended ceilings with recessed LED lighting
- Separate male and female, along with disabled compliant WCs.
- Double glazed windows

Rent

On application. VAT is applicable to all rents.

Terms

Individual flexible terms available by arrangement.

Business Rates

To be assessed.

Service Charge

On application.

Viewing Arrangements

By appointment through the joint-sole letting agent's office.

