



durlings

chartered surveyors
and property consultants

Claydon House • 2 Longfield Road • Tunbridge Wells • Kent TN2 3EY

Refurbished Offices - To Let - Various sizes from 625 sq ft - 4696 sq ft

COMMERCIAL

Location

Longfield Road is located to the North of Tunbridge Wells Town Centre on the established North Farms Industrial Estate. This property is approximately 1 mile from the Pembury by-pass (A21 T) which provides direct access to the motorway network via Junction 5 of the M25, being around 14 miles to the north. Retail facilities close by include M&S Food Hall, Costa Coffee and Asda. There is a direct main line train service to London from High Brooms Station, which is ½ mile away.

Description

Two adjoining, newly refurbished, open plan office units in a self-contained building, with on-site parking.

- **Carpeted**
- **Air handling cassettes – heating & cooling**
- **Suspended ceilings with integral LED lighting**
- **Double Power sockets**
- **Double Glazed solar reflective windows**
- **Ladies & Gents WCs**
- **On-site parking**

Floor Areas

<u>Unit B</u> -	<u>Ground</u>	<u>sq ft</u>	<u>sq m</u>
	Office -	575	53.37
	Reception -	204	18.94
	Storeroom -	50	4.68
	Subtotal -	829	76.99
	<u>First</u>		
	Office 1 -	514	47.77
	Office 2 -	149	13.87
	Office 3 -	268	24.92
	Subtotal -	931	86.56
<u>Unit C</u> -	<u>Ground</u>		
	Office -	1165	108.22
	Reception -	206	19.14
	Subtotal -	1371	127.36
	<u>First</u>		
	Office 1 -	1169	108.57
	Office 2 -	290	26.95
	Office 3 -	89	8.27
	Storeroom -	17	1.58
	Subtotal -	1565	145.37
	Grand total	4696	436.28

Terms

The offices are available, as a whole, or in parts (each part highlighted in bold) on an all-inclusive basis – i.e., rent & service charge combined, on flexible terms.

Rents

Unit B – Whole - **£16,200 pa**
Unit C – Whole - **£28,800 pa**

Unit B - Ground - **£6,860 pa**
- First - **£10,960 pa**
Unit C - Ground - **£13,520 pa**
- First - **£18,160 pa**

Business Rates

To be reassessed

Viewing Arrangements

Strictly by appointment and accompanied.

T – **01892 552500**

Julie Chalmers – julie.chalmers@durlings.co.uk

Rupert Farrant – rupert@durlings.co.uk



22 Mount Ephraim Road
Tunbridge Wells
Kent TN1 1ED

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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

