



durlings

chartered surveyors
and property consultants



Suite 8 Spa House • 18 Upper Grosvenor Road • Tunbridge Wells • Kent TN1 2EP

Office Suite - To Let - 250 sq ft. (23.22 sq m)

Location

Spa House is a detached period building, with a private car park at the rear. The building has high ceilings, large windows, and many other period features. It is situated at the town-centre end of Upper Grosvenor Road, close to The Royal Victoria Place Shopping Mall and its large multi storey car parks.

Description

Suite 8 is located on the first floor, at the front of the building, and comprises a large office with a smaller room off to one side. The office is air conditioned with kitchenette facilities within the small room. Shared WC facilities are located off the stairwell.

Floor Area

Approximately 250 sq ft (23.22 sq m).

Tenure

Leasehold.

Rent

£6,850 per annum, exclusive of all other outgoings.
The rent does NOT attract VAT.

Terms

A new lease is available, by arrangement.

Service Charge

£2,500 pa approx - full details available on request.

Business Rates

Rateable Value : £3,550
Small Business Rate Relief is applicable, subject to qualification.

Legal Costs

Each party to be responsible for their own costs.

Viewing

By appointment through the sole agent's offices.

Subject to accounts, references and proof of finance

Important Note

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;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



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