



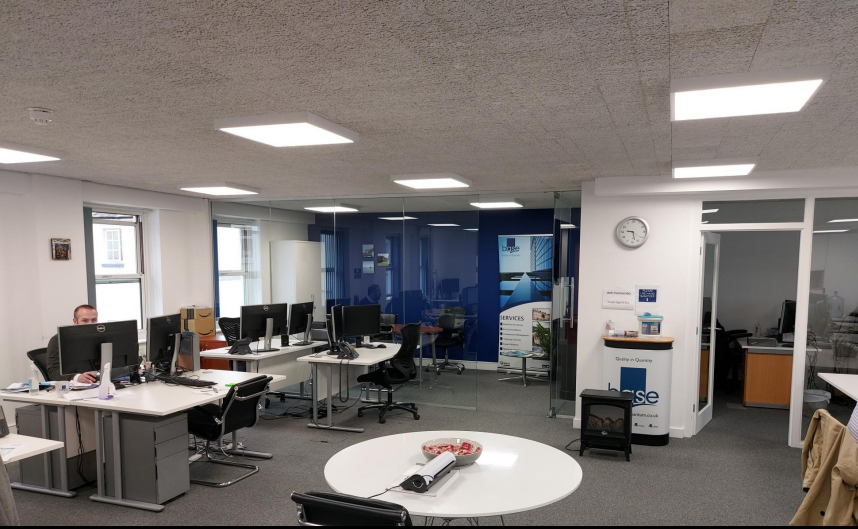
durlings

chartered surveyors  
and property consultants



Foundation House – 2b • Coach & Horses Passage • The Pantiles • Tunbridge Wells • Kent TN2 5NP

**Modern Open Plan Second Floor Office - To Let – 1317 sq ft**



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### Location

This building is situated in The Pantiles, directly behind The Corn Exchange, and accessed via a pedestrian-only walkway which links through to Sussex Mews.

The main line train station is close, located at the end of the High Street.

### Description

A self-contained modern open-plan 2<sup>nd</sup> floor office, with three glass partitioned meeting rooms off the central space; a dedicated kitchen; and one underground parking space.

The building has a spacious entrance lobby, an electrically operated glazed entrance door, and communal WC facilities and a lift located within the central core.

There is "Pay & Display" parking available on the other side of Sussex Mews.

### Floor Area

1317 sq ft (122.35 sq m)

### Tenure

Leasehold

### Rent

£23,000 per annum, exclusive of all other outgoings.

The rent is not subject to VAT.

### Terms

New lease terms by arrangement.

### Business Rates

To be assessed.

### Additional Costs

Service Charge/Reserve Fund/ Buildings Ins - £14,589 pa

### Viewings

Strictly by appointment and accompanied through the sole letting agents.

### Subject to contract & lease

### Subject to receipt of satisfactory references & accounts

A security deposit will be required.

### Important Note:

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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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

Details prepared – 11/01/22

## COMMERCIAL

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