



**The Old Brewery • 2-6 Newton Road • Tunbridge Wells • Kent TN1 1RU**

**Preliminary Details – Office & Showroom space from circa 700 sq ft to 11000 sq ft – To Let \*\*Suitable for a variety of uses\*\***

Computer generated image

## Location

Tunbridge Wells is an historic spa town in northwest Kent and approximately 35 miles southeast of London. There is a district population of about 110,000.

Access to junction 5 of the M25 is 14 miles to the north.

The main line train station is 5 minutes' walk (0.3 miles) where there are frequent mainline train services to London stations with a typical journey time of around 50 minutes.

This building is situated just off Mount Pleasant Road, to the rear of The Opera House, which is occupied by J D Wetherspoons. Other nearby occupiers include Metro Bank and WH Smith.

## Description

An attractive period building arranged over basement, ground, first and second floors and currently undergoing refurbishment.

Formerly a nightclub the building is suitable to a wide range of alternative uses, including leisure, retail / showroom, offices, etc. – subject to the necessary consents.

## Floor Areas

Ground -	2788 sq ft (259 sq m) – divisible from 1636 sq ft
Basement -	2928 sq ft (272 sq m)
First -	2960 sq ft (275 sq m) - divisible from 860 sq ft
Second -	2282 sq ft (212 sq m) - divisible from 700 sq ft
Totals -	<b>10958 sq ft (1018 sq m)</b>

**NB** – These areas have been provided by the architecture and are subject to verification on completion of the works.

Floor plans available on our website listing – [www.durling.co.uk](http://www.durling.co.uk)

## Rents / Terms

On application

## Business Rates

On application

## Viewing Arrangements

Strictly by appointment and accompanied.

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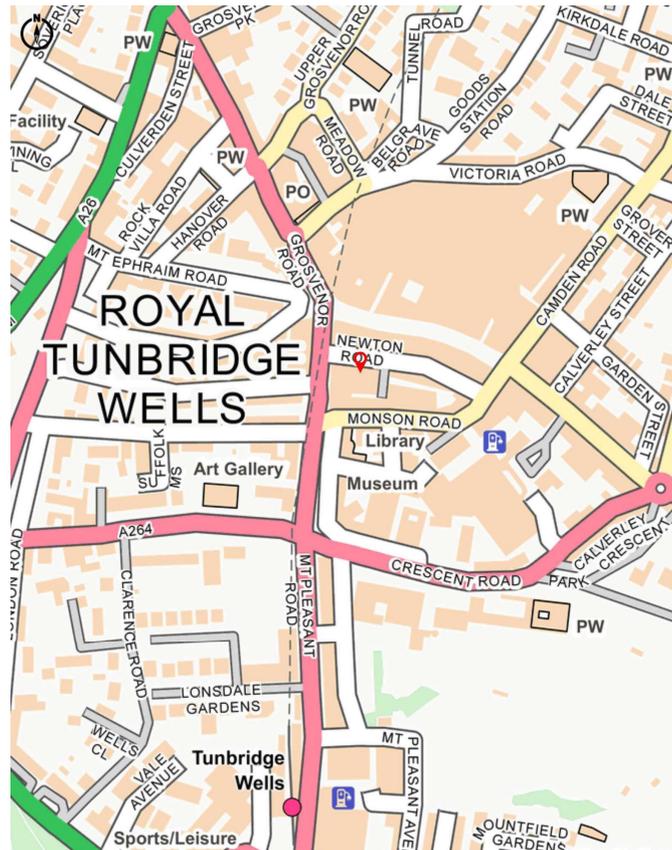
22 Mount Ephraim Road  
Tunbridge Wells  
Kent TN1 1ED

## IMPORTANT NOTE:

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**Subject to contract, availability & receipt of satisfactory references & accounts**



**chartered surveyors  
and property consultants**

**COMMERCIAL**

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