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**Wharf House • Medway Wharf Road • Tonbridge • Kent TN9 1RE**

**Preliminary Details – Anticipated Q2 2023 Completion**

**Office Space - To Let - Pending Refurbishment – From approximately 620 up to 6000 sq ft**





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## COMMERCIAL

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### 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

Office 1 – 620 sq ft  
Office 2 – 728 sq ft  
Office 3 – 766 sq ft  
Office 4 – 967 sq ft  
Office 5 – 673 sq ft  
Office 6 – 909 sq ft

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
- LED lighting
- Separate male and female, along with disabled compliant WCs.
- Double glazed windows

### Rent

**£23/sq ft** per annum, exclusive of all other outgoings. VAT is applicable to the rent.

### Terms

New lease term available by arrangement.

### Business Rates

To be assessed.

### Service Charge

On application.

### Viewing Arrangements

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

