

A photograph of a three-story white building with a balcony and a tree in front. The building has a white facade, a black metal balcony railing, and a black metal fence in front. A large green tree is in the foreground. To the left is a grey building with a bay window, and to the right is a yellow brick building. The sky is overcast.

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**22 Mount Ephraim Road • Tunbridge Wells • Kent TN1 1ED**  
**Refurbished Offices in fine Grade II Listed Building – with a car space - To Let – 415 sq ft**





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and property consultants**

### Location

The Kent town of Tunbridge Wells is located approximately 40 miles to the south east of central London and approximately 16 miles to the south of the M25 (Junction 5). Neighboring towns include Sevenoaks approximately 12 miles to the north and East Grinstead approximately 14 miles to the west. Main line rail services are provided direct from Tunbridge Wells (0.5 miles / 9 mins walk) to London's Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the south east. Mount Ephraim Road can be regarded as the prime professional business district of Tunbridge Wells.

The Royal Victoria Place Shopping Mall and Calverley Road shopping precinct are situated close by, at the other end of the road. There is also a wide choice of cafes & restaurants close by, including Thackeray's, Sankeys, Basil and Bills.

### Description

This fine period Grade II listed property is prominently situated at the top end of Mount Ephraim Road, with views over Tunbridge Wells Common and being highly visible from London Road (A26).

These offices are on the 1st floor, and comprise two interconnecting rooms. The front office leads directly onto a balcony through french doors with views over The Common. There is a designated car space to the rear.

There is a separate fully fitted communal kitchen, and WC's on each floor, with a shower fitted within those on the 2<sup>nd</sup>.

There are small terrace areas to the front and back of the property, and a communal balcony with table and chairs at 1<sup>st</sup> floor level.

The property generally has ample period features including, period fireplace surrounds, paneled doors, and sash windows.

### Amenities

- Town Centre Location
- Fully Carpeted
- Gas Fired Central Heating
- Networked
- Car Parking Space
- Skirting Truncking & Floor Boxes
- Security Alarm
- Entry Phone System
- Inset LED Spot Lighting & Dimmers
- Ladies & Gents WC
- Shower
- Cycle Rack

### Accommodation – sq ft (sq m)

First –  
F3/4 –

**415** (38.55)

### Rent (£ pax)

**15,725**

Rent is subject to VAT.

### Terms

New lease available by negotiation.

### Business Rates

Subject to certain qualifying factors Small Business Rates Relief may apply resulting in no charge.

### Service Charge

Full details on request.

### Viewing

Strictly by appointment through the agent's offices.

**Subject to accounts and references.**

**A rent deposit will be required.**



## COMMERCIAL

**Contact Rupert Farrant  
or Julie Chalmers on**

**01892 552 500**

**rupert@durlings.co.uk**

**julie.chalmers@durlings.co.uk**

**www.durlings.co.uk**

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TN1 1ED



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