



chartered surveyors  
and property consultants



**Richmond Terrace • 49 London Road • Tunbridge Wells • Kent TN1 1DT**

**Office Suites To Let – 265 / 370 / 635 sq ft**





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### Location

The offices are located within a period building on London Road, a short distance from the main line station with the High Street, Pantiles and Royal Victoria Place shopping centre within easy reach. The M25 network at Junction 5 is approximately 13 miles distant.

### Description

No.49 London Road forms part of a terrace of period properties, making up Richmond Terrace, set back from the road with an attractive garden area to the front, and served by a private road. The subject property is arranged over four storeys and provides a variety of self-contained office suites. The property has an attractive plastered and painted front elevation with architectural detailing including decorative wrought iron railings.

### Accommodation

Lower Ground Floor – Left – 370 sq ft / Right – 265 sq ft  
Or combined 635 sq ft

### Rent

Left - £6,500 pax

Right - £4,000 pax

Combined - £10,000 pax

### Tenure

Leasehold

### Terms

New terms by arrangement.

### Business Rates

To be Advised

Small Business Rates Relief will apply, subject to certain qualifying factors. We recommend that all interested parties make their own enquiries to Tunbridge Wells Borough Council regarding the annual charges.

### Service Charge

Details on request.

### Legal Costs

Each party to bear their own legal costs involved in the transaction.

### SUBJECT TO REFERENCES & ACCOUNTS

#### Important Note

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

- 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;
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## COMMERCIAL

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