



durlings

chartered surveyors
and property consultants

Prospect House • 11-13 Lonsdale Gardens • Tunbridge Wells • Kent TN1 1NU

Office Suite - To Let - 335 sq ft (31 sq m) – with car space



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Important Note

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- (i) 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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- (v) Whilst we endeavour 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.

Subject to proof of finance or accounts & references



Location

These offices are located in the heart of the professional business district and close to Tunbridge Wells' mainline station (typical journey time to Charing Cross and Cannon Street is approximately 50 minutes). The property is situated at the end of Lonsdale Gardens which runs directly off Mount Pleasant Road.

Description

The office comprises part of the first floor of an attractive double fronted period building. There is a lift which is accessed directly from a large entrance lobby with communal WC's located on the ground floor. There are also ladies and gents WC outside these offices. There is a kitchenette in the office. A car space available at the side of the building.

Rent

£8000 per annum, exclusive of all other outgoings.

Terms

New lease by arrangement.

Business Rates

To be reassessed. It's expected that Small Business Rates Relief will apply – resulting in no charge.

Service Charge

On application.

Viewing Arrangements

Strictly by appointment & accompanied.

COMMERCIAL

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