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The Pantles House • 2 Nevill Street • Tunbridge Wells • Kent • TN2 5TT

Ground Floor Offices – 2320 sq ft (216 sq m) – with parking

Suitable for alternative uses – retail, leisure, etc – subject to all the necessary consents



Library photo



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COMMERCIAL

Location

Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London. The town is accessed by the A26, with the A21 (T) dual carriageway, being approximately 4 miles to the north, and Junction 5 of the M25 motorway, a further 11 miles. The Pantiles House is located on Nevill Street, close by to The Pantiles, where this a wide range of retail and leisure facilities. The main line train station is 0.4 miles distant, and has a frequent train service to Charing Cross, Waterloo East, London Bridge and Cannon Street.

Description

The Pantiles House is a period building, comprising private residential apartments over the upper parts with commercial users on the ground floor. The subject premises is predominately open plan, with a central kitchen area, with a demountable partitioned meeting room at the rear. There are Ladies & Gents WC facilities. There is parking for up to 4 cars (subject to availability) in a private car park, a short walk along Warwick Park.

Amenities:

- Air conditioning
- Intruder Alarm
- Carpeted
- Parking for up to 4 cars
- Kitchen
- Suspended Ceiling with integral lighting
- Ladies & Gents WCs

Terms

A new lease, on an effective full repairing and insuring basis, are available by arrangement.

Rent

£37,500 per annum. The rent is to be exclusive of all other outgoings and subject to VAT.

Service Charge

Details on application.

Business Rates

The current rateable value is £32,250. Interested parties are asked to clarify the amount payable directly with Tunbridge Wells Borough Council- 01892 526121

Important Note

**SUBJECT TO REFERENCES & ACCOUNTS
A RENT DEPOSIT WILL BE REQUIRED.**



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