



chartered surveyors  
and property consultants

Spa House • 18 Upper Grosvenor Road • Tunbridge Wells • Kent TN1 2EP

**Office To Let - 280 sq ft**



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### Location

Spa House is situated in a town centre position, at the top end of Upper Grosvenor Road, close to The Royal Victoria Place Shopping Mall and the multi storey car parks.  
The main line train station is about a 10-minute walk.

### Description

Spa House is an attractive period building offering a range of self-contained office suites to lease.  
Office 1 is situated on the lower ground floor and has a car space to the rear.

### Floor Area

280 sq ft

### Tenure

Leasehold

### Rent

£10,000 per annum, exclusive of all other outgoings.

### Terms

New lease terms by arrangement

### Business Rates

Rateable Value is £4400 – Small Business Rates Relief will apply – subject to qualifying factors. Further details form Tunbridge Wells Borough Council – 01892 526121

### Service Charge

On application

### Viewing Arrangements

Strictly by appointment and accompanied.  
T – 01892 552500

Julie Chalmers – [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)  
Rupert Farrant – [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

### Important Note

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- (v) Whilst we endeavor 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.

## COMMERCIAL

Contact Rupert Farrant  
or Julie Chalmers on  
**01892 552 500**  
[rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)  
[julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)  
[www.durlings.co.uk](http://www.durlings.co.uk)

22 Mount Ephraim Road, Tunbridge Wells, Kent  
TN1 1ED

