



chartered surveyors  
and property consultants



**Eridge House • Coach & Horses Passage • The Pantiles • Tunbridge Wells • Kent TN2 5NP**

**Office in Modern Office Building - To Let - 875 sq ft**





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## Location

This prominent corner building is situated in The Pantiles, directly behind The Corn Exchange, with views over Sussex Mews and Nevill Street. The main line train station is close by, about a 10-minute walk, and located at the end of the High Street.

## Description

A self-contained open plan 2<sup>nd</sup> floor office  
There is a WC off the stair landings.  
The building has a spacious entrance lobby.  
There is 1 allocated underground car spaces.  
There is also "Pay & Display" parking available on the other side of Sussex Mews.

## Floor Area

**875 sq ft** (81 sq m)

## Tenure

Leasehold

## Rent

On application. The rent will be exclusive of all other outgoings.  
The rent is not subject to VAT.

## Terms

Lease terms by arrangement.

## Business Rates

Rateable Value - £10,250 – Small Business Rates Relief may apply.  
Interested parties are advised to clarify the rates payable with the local authority – Tunbridge Wells Borough Council – 01892 526121.

## Service Charge

On application.

## Viewings

**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)

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- Subject to contract & lease
- Subject to receipt of satisfactory references & accounts
- A security deposit will be required.

## 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



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