



chartered surveyors  
and property consultants



Royal Victoria House • 51-55 The Pantiles • Tunbridge Wells • Kent TN2 5TE

**Ground Floor Offices - To Let - 635 sq ft**





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**COMMERCIAL**

## Location

Royal Victoria House is a prominent Grade II listed building situated on The Pantiles. The main line train station is close by, about a 10-minute walk, and located at the end of the High Street.

## Description

Self-contained offices arranged as two interconnecting rooms. Accessed directly off an impressive entrance hall. The offices have their own kitchen facilities. There are ladies & gents WCs off the entrance hall. These offices have 1 designated car space to the rear of the building. There is also "Pay & Display" parking available at the rear.

## Floor Area

**635 sq ft** (59 sq m)

## Tenure

Leasehold

## Rent

£12,700 per annum, exclusive of all other outgoing. The rent will be exclusive of all other outgoing. The rent is **not** subject to VAT.

## Terms

A new lease by arrangement.

## Business Rates

The ratable value is £6000. Small Business Rates Relief will be available.

## Service Charge

£5,195 pa plus a reserve fund of £650 pa

## Viewings

**Strictly by appointment and accompanied.**

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

**Contact Rupert Farrant  
or Julie Chalmers on**

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