



chartered surveyors  
and property consultants

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

**Offices To Let - 924 sq ft (85.84 sq m)**





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## Location

Dowding House is part of a purpose built office development located in The Pantiles, leading out to Sussex Mews.

## Description

Open plan offices on the ground floor.  
Office area – approx. **946 sq ft** (87.9 sq m) (Source – VOA – area to be confirmed)

## Amenities

- Purpose Built Offices
- 1 Car Space
- Open Plan
- Communal Ladies & Gents WCs
- Disabled compliant WC
- Compartment Floor boxes
- Double Glazed windows
- Kitchen
- Window Blinds

## Tenure

Leasehold

## Rent

**£19,500** per annum exclusive of all other outgoing.

## Terms

Rateable Value - £17,500.

Interested parties are advised to make direct enquiries to Tunbridge Wells Borough Council for clarification on the amount payable – 01892 526121.

## Service Charge

Latest service charge is £9,702 pa  
Reserve fund is £924 pa

## Viewings

By appointment through the sole agents` offices – **01892 552500**

## Important Note:

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (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;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
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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 on**

**01892 552 500**

**rupert@durlings.co.uk**

**www.durlings.co.uk**

**22 Mount Ephriam Road, Tunbridge Wells, Kent TN1 1ED**