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**22 Mount Ephraim Road • Tunbridge Wells • Kent TN1 1ED**  
**Refurbished Office in fine Grade II Listed Building – To Let – 171 sq ft**  
**\*Additional Space Available Shortly\***





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## COMMERCIAL



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

### Location

The Kent town of Tunbridge Wells is located approximately 40 miles to the southeast of central London and approximately 16 miles to the south of the M25 (Junction 5). Neighboring towns include Sevenoaks approximately 12 miles to the north and East Grinstead approximately 14 miles to the west. Main line rail services are provided direct from Tunbridge Wells (0.5 miles / 9 mins walk) to London's Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the southeast. Mount Ephraim Road can be regarded as the prime professional business district of Tunbridge Wells.

The Royal Victoria Place Shopping Mall and Calverley Road shopping precinct are situated close by, at the other end of the road. There is also a wide choice of cafes & restaurants close by, including Thackeray's, Basil and Bills.

### Description

This fine period Grade II listed property is prominently situated at the top end of Mount Ephraim Road, with views over Tunbridge Wells Common and being highly visible from London Road (A26).

This office is on the 1st floor and leads directly onto a balcony through French doors with views over The Common.

There is a separate fully fitted communal kitchen, and WCs on each floor, with a shower fitted within those on the 2<sup>nd</sup>.

There are small terrace areas to the front and back of the property, and a communal balcony with table and chairs at 1<sup>st</sup> floor level.

The property has ample period features including, period fireplace surrounds, paneled doors, and sash windows.

### Amenities

- Town Centre Location
- Fully Carpeted
- Gas Fired Central Heating
- Networked - Skirting Truncking & Floor Boxes
- Security Alarm
- Entry Phone System
- Inset LED Spot Lighting & Dimmers
- Ladies & Gents WC
- Fully Fitted Kitchen
- Shower
- Parking & Cycle Rack

### Floor Area –

First –

F1 -

### sq ft (sq m)

**171** (15.89)

### Rent (£ pax)

**5,985** plus VAT.

Parking space to rent separately

**\*\*Note – additional space available shortly – details on application.**

### Terms

New lease available by negotiation.

### Business Rates

Subject to certain qualifying factors Small Business Rates Relief may apply resulting in no charge.

### Service Charge

Full details on request.

### Viewing

Strictly by appointment through the agent's offices.

**Subject to accounts and references.**

**A rent deposit will be required.**

