

A two-story white terraced house with a balcony and a dark door. The house has a dark metal roof and a balcony with a black metal railing. The ground floor has a dark door with a brass handle and a small window. The first floor has a bay window and a central door. The second floor has three windows. The house is surrounded by trees and a low wall.

durlings

chartered surveyors
and property consultants

22 Mount Ephraim Road • Tunbridge Wells • Kent TN1 1ED
Offices – To Let – 377 sq ft



**chartered surveyors
and property consultants**

Location

The Kent town of Tunbridge Wells is located approximately 40 miles to the south east 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 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 south east.

Mount Ephraim Road can be regarded as the prime professional business district for Tunbridge Wells, with other current occupiers including Nat West / RBS, Cripps Harries Hall Solicitors, and Baker Tilley Accountants.

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

Description

This highly individual 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).

These offices are on the 2nd floor, arranged as 2 connecting rooms.

There is a separate fully fitted kitchen, and WC's on each floor, with a shower fitted within those on the 2nd.

There are small terrace areas to the front and back of the property, and a balcony at 1st floor level.

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

Amenities

- Town Centre Location
- Views directly over The Common
- Fully Carpeted
- Gas Fired Central Heating
- Networked
- Cat V cabling
- Skirting Trunking & Floor Boxes
- Security Alarm
- Entry Phone System
- Refurbished
- Inset Spot Lighting & Dimmers
- Ladies & Gents WC
- Shower

Accommodation – sq ft (sq m)

Second–

S1&2 – 377 (35)

Rent (£ pax)

£7,540

Terms

New leases available by negotiation.

Business Rates

RV - Subject to certain qualifying factors Small Business Rates Relief may apply – full details of the current annual amount payable available on request.

Service Charge

Full details on request.

Legal Costs

Each party to be responsible for their own costs.

Viewing

Strictly by appointment through the agent's offices. –Durlings – 01892 552500

Important Note

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Subject to accounts and references. A rent deposit shall be required.

Details Prepared – 23/10/2014

COMMERCIAL

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