



chartered surveyors  
and property consultants



Chapman House • Chapman Way • High Brooms Industrial Estate • Tunbridge Wells • Kent • TN2 3FF

**Offices To Let – 755 - 3610 sq ft (70-335 sq m)**





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## Location

Chapman House is situated on Chapman Way just off North Farm Road. Tunbridge Wells town centre is about 2 miles south and access to the A21 is within 1.5 miles via Longfield Road. Junction 5 of M25 is approximately 16 miles to the north.

There is a good rail link from High Brooms, with frequent direct services to London Charing Cross and Canon Street of around 50 minutes.

## Description

The 1<sup>st</sup> & 2<sup>nd</sup> floors of Chapman House are available separately or together. Each floor offers open plan space The office has excellent natural light with windows on three sides. There is a suspended ceiling with integral lighting and ceiling fans. There is a boardroom/meeting room, kitchen and ladies and gents WC facilities.

The offices are subject to refurbishment. Details on request.

The 1<sup>st</sup> & 2<sup>nd</sup> floors have self-contained access through a covered entrance door.

There are up to 16 allocated car parking spaces to the side of the premises.

## Floor Areas

1<sup>st</sup> Floor – 1690 sq ft (157 sq m)  
2<sup>nd</sup> Floor – 755 – 1920 sq ft (70-178 sq m)

**TOTAL – 3610 sq ft (335m<sup>2</sup>)**

## Terms

New flexible lease terms available by arrangement.

## Rent

From £7.50 / sq ft per annum, exclusive of all other outgoings

## Business Rates

To be advised.

## Service Charge

Details on application.

## Legal Costs

Each party to bear their own legal costs.

**Subject to contract and lease,  
Subject to satisfactory accounts & references.  
A rent deposit shall be required.**

## Disclaimer

### IMPORTANT NOTE:

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- (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;
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# COMMERCIAL

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