

Foundation House • Coach & Horses Passage • The Pantiles • Tunbridge Wells • Kent TN2 5NP Modern Open Plan Offices - To Let – From 574 sq ft (53.33 sq m)



# Location

This building is situated in The Pantiles, to the side of The Corn Exchange, and accessed via a pedestrian only walkway.

The main line train station is situated within close proximity, at the end of the High Street.

## Description

A purpose built modern office building, comprises a range of office suites, arranged over 3 floors, with lift access.

Predominately open plan areas with communal kitchen & WC facilities off each central landing.

There is secure on-site parking provision – available by separate negotiation and subject to availability - underneath the building, and accessed from Nevill Street. The front entrance doors are awaiting replacement with a modern glazed unit.

## **Accommodation & Rents**

	Sq ft	Sq m	Rents (£ pax)
Ground -	1332*	(124)	17,500
(Ga)	601*	(56)	9,000
(Gb)	599	(56)	9,000
First – Front	950*	(88)	<b>LET</b>
(1a)	734*	(68)	11,000 - <b>Under Offer</b>
(1b)	599	(56)	9.000 - <b>Under Offer</b>
Second - Front	953*	(89)	<b>LET</b>
(2a)	609*	(57)	9,000
(2b)	574	(53)	8,800

\*Parking –is available for these suites only at an additional rent of \$1000 per annum.

#### Tenure

Leasehold

## Rent

From £8,800 per annum, exclusive of all other outgoings.

Terms

New lease terms available by negotiation.

Business Rates To be assessed.

Service Charge

On application

Legal Costs

Each party to bear their own costs

## Viewings

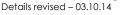
Strictly by appointment and accompanied through he sole agent's.

#### Subject contract & lease Subject to receipt of satisfactory references & accounts

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  - 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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# COMMERCIAL

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