



durlings

chartered surveyors  
and property consultants

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)**





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## COMMERCIAL

### 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 the sole agent's.

### Subject contract & lease

Subject to receipt of satisfactory references & accounts

### 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;
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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.

Details revised – 03.10.14

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