



chartered surveyors
and property consultants

Royal Victoria House • Lower Pantiles • Tunbridge Wells • Kent TN2 5TE

Open Plan Offices – with parking - To Let – 614/655/1126 sq ft.

Location

This building is situated in The Pantiles, to the side of The Corn Exchange, and behind the bandstand with views over the promenade and colonnade.

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

There is direct access to the A26 via Linden Park Road.

Description

A stand-alone Grade II listed office building, arranged over lower ground, ground and three upper floors, approached via a generous entrance hall. All offices are predominately open plan areas with WC facilities off a central landing.

There is a passenger lift serving all floors.

There is on-site parking provision close by.

Accommodation

Lower Ground – 655 sq ft (60.84 sq m)

Ground – 614 & 1126 sq ft (57.04 & 104.61 sq m)

Tenure

Leasehold

Rent

From £7,860 per annum, exclusive of all other outgoings.

Terms

New leases by arrangement – short term leases will be considered.

Business Rates

The following Rateable Values will apply:

Ground Floor:

LHS – To be reassessed

RHS - £9,200*

Lower Ground:

RHS - £5,900*

Interested parties are advised to contact Tunbridge Wells Borough Council to check the amounts payable – 01892 526121.

*Small Business Rates Relief will apply – subject to certain qualifying factors.

Service Charge

On application

Legal Costs

Each party to bear their own costs

Viewings

Strictly by appointment and accompanied through the sole agent's office.

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;
- (ii) 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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- (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- 19.03.14



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COMMERCIAL

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