



durlings

chartered surveyors  
and property consultants

2C Longfield Road • Tunbridge Wells • Kent TN2 3EY

**Refurbished Offices - To Let - 1565sq ft**

# COMMERCIAL

## Location

Longfield Road is located to the North of Tunbridge Wells Town Centre on the established North Farms Industrial Estate. This property is approximately 1 mile from the Pembury by-pass (A21 T) which provides direct access to the motorway network via Junction 5 of the M25, being around 14 miles to the north. Retail facilities close by include M&S Food Hall, Costa Coffee and Asda. There is a direct main line train service to London from High Brooms Station, which is ½ mile away.

## Description

Newly refurbished 1<sup>st</sup> Floor office suite in a self-contained building, with on-site parking.

- **Carpeted**
- **Air handling cassettes – heating & cooling**
- **Suspended ceilings with integral LED lighting**
- **Double Power sockets**
- **Double Glazed solar reflective windows**
- **Ladies & Gents WCs**
- **On-site parking**

## Floor Areas

### Unit C - First Floor

Office 1 -	1169	108.57
Office 2 -	290	26.95
Office 3 -	89	8.27
Storeroom -	17	1.58
<b>TOTAL -</b>	<b>1565 sq ft</b>	<b>145.37 sq m</b>

## Terms

The offices are available on an all-inclusive basis – i.e., rent & service charge combined.

## Rent

First Floor - **£14,950 pa.** All rent is subject to VAT.

## Rateable Value

First Floor - £14,750

Parking Spaces are rated at £350 each

These are not the amounts payable and interested parties are advised to contact TWBC Business Rates Department for further details.

## Viewing Arrangements

**Strictly by appointment and accompanied.**

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