



chartered surveyors
and property consultants



Eridge House • Coach & Horses Passage • The Pantiles • Tunbridge Wells • Kent TN2 5NP

Modern Office Building Office - To Let – 2360 sq ft

COMMERCIAL

Location

This prominent corner building is situated in The Pantiles, directly behind The Corn Exchange, with views over Sussex Mews and Nevill Street. The main line train station is close by, about a 10-minute walk, and located at the end of the High Street.

Description

A self-contained modern office building arranged over 3 floors. Each floor is broadly open plan, apart from a partitioned (dismountable) meeting room / office on the 1st floor. There is a WC on each floor off the stair landings. There is a kitchen on the on the 1st floor. The building has a spacious entrance lobby. There are 3 allocated underground car spaces. There is also "Pay & Display" parking available on the other side of Sussex Mews.

Floor Area

2360 sq ft (219 sq m)

Tenure

Leasehold

Rent

On application. The rent will be exclusive of all other outgoings. The rent is not subject to VAT.

Terms

Lease terms by arrangement.

Business Rates

There are currently separate rating assessments for each floor, as follows:

Ground - £10,250 (RV)

First - £14,750 (RV)

Second - £10,250 (RV)

Interested parties are advised to clarify the rates payable with the local authority – Tunbridge Wells Borough Council – 01892 526121.

Service Charge

On application.

Viewings

Strictly by appointment and accompanied.

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Important Note:

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- Subject to contract & lease
- Subject to receipt of satisfactory references & accounts
- A security deposit will be required.
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