



durlings

chartered surveyors  
and property consultants

**Dowding House & Frant House • Coach & Horses Passage • The Pantiles • Tunbridge Wells TN2 5NP**

**Offices To Let – from 1338 to 6272 sq ft**



# COMMERCIAL

## Location

This prominent building is situated in The Pantiles, behind The Corn Exchange and overlooking Sussex Mews.

The main line train station is close by, about a 10-minute walk, and located at the end of the High Street.

## Description

Self-contained well-presented air-conditioned office suites over the 1<sup>st</sup> & 2<sup>nd</sup> floors.

The building has spacious entrance lobbies, with a lift serving the office in Dowding House.

Each office will have an allocated underground car space. There is also "Pay & Display" parking available on the other side of Sussex Mews.

## Floor Areas

### 1<sup>st</sup> floor

Dowding House – **1484 sq ft**

Frant House – **1859 sq ft**

Combined - **3425 sq ft**

### 2<sup>nd</sup> Floor

Dowding House – **1493 sq ft**

Frant House – **1338 sq ft**

Combined - **2847 sq ft**

As a whole - **6272 sq ft**

*\*Plans available on request.*

## Terms

Lease terms for individual or combined suites by arrangement.

## Rents

### 1<sup>st</sup> floor

Dowding House – **£25,250**

Frant House – **£31,500**

Combined - *On application*

### 2<sup>nd</sup> Floor

Dowding House – **£25,400**

Frant House – **£22,000**

Combined - *On application*

As a whole - *On application*

The above rents are per annum and will be exclusive of all other outgoings.

The rent is subject to VAT.

## Business Rates

To be reassessed. Details on application.

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

## Service Charge

Current service charge – on application. Estimated at £10.50 / sq ft pa

## Viewings

**Strictly by appointment and accompanied.**

T – **01892 552500**

Rupert Farrant – [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

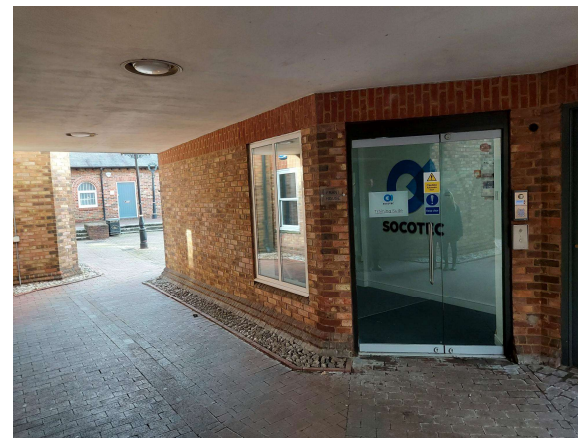


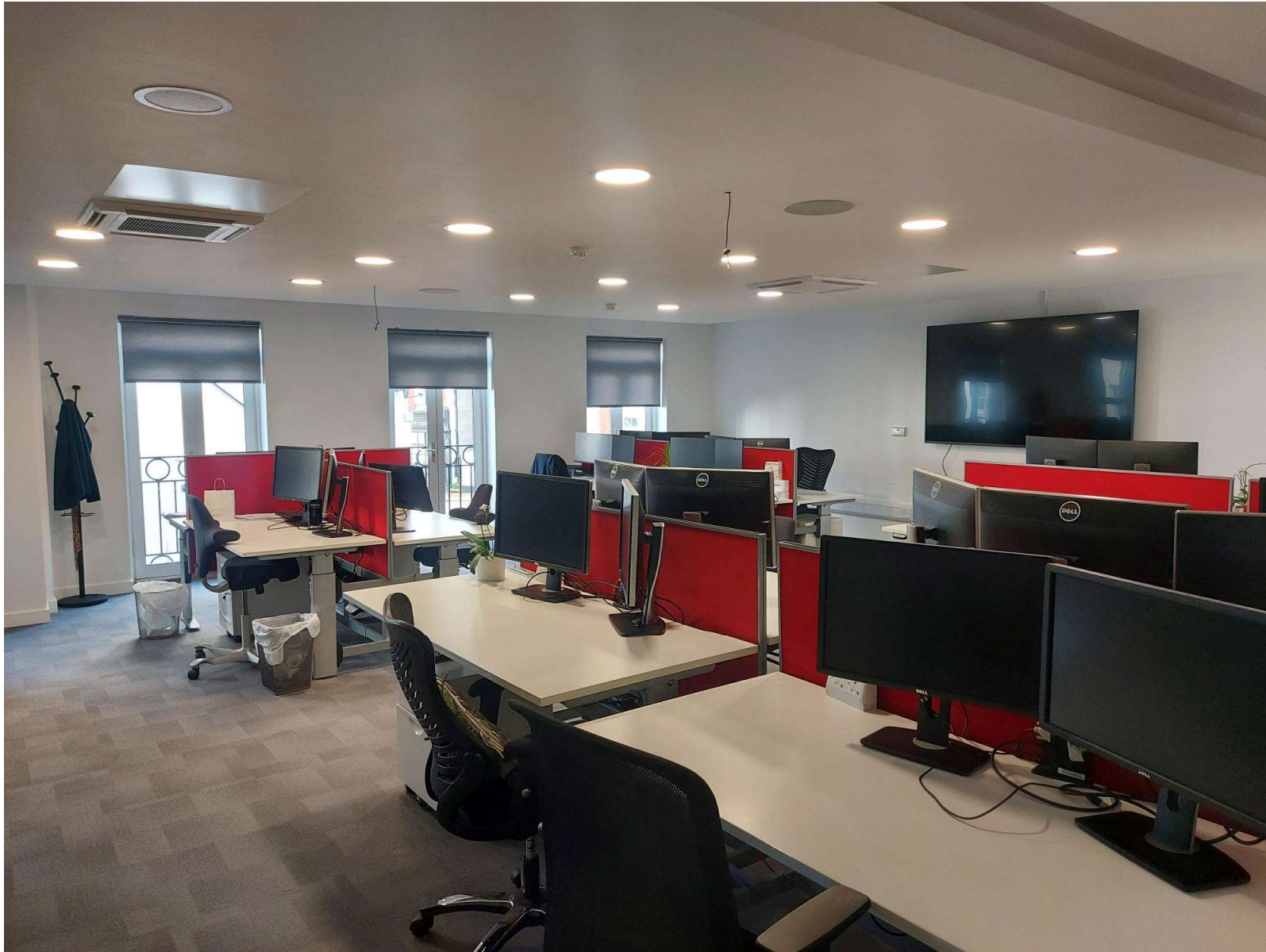
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- Subject to contract & lease
- Subject to receipt of satisfactory references & accounts
- A security deposit will be required.





Contact Rupert Farrant or Julie Chalmers on 01892 552 500 [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk) [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk) [www.durlings.co.uk](http://www.durlings.co.uk) 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



