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22 Mount Ephraim Road • Tunbridge Wells • Kent TN1 1ED
Refurbished Furnished Office in fine Grade II Listed Building - **To Let** – 190 sq ft



**chartered surveyors
and property consultants**

COMMERCIAL

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22 Mount Ephraim Road, Tunbridge Wells, Kent
TN1 1ED



Disclaimer: See website – www.durlings.co.uk

Accommodation – sq ft (sq m)

Second

S4 -

190 (17.65)

Rent (£ pax)

5,950

Rent is subject to VAT.

***A designated car space is available separately at £1500 per annum.**

Terms

New lease available by negotiation.

Business Rates

Subject to certain qualifying factors Small Business Rates Relief will apply resulting in no charge.

Service Charge

Budget figure of £2,290 for the period March 2024/5 – this includes all heating and electricity costs.

Viewing

Strictly by appointment through the agent's offices.

Subject to accounts and references.

A rent deposit will be required.



Location

The north west Kent town of Tunbridge Wells is located approximately 40 miles to the south east of central London and approximately 16 miles to the south of the M25 (Junction 5). Neighboring towns include Tonbridge and Sevenoaks.

Main line rail services are provided direct from Tunbridge Wells (0.5 miles / 9 mins walk) to London's Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the southeast.

Mount Ephraim Road can be regarded as the prime professional business district of Tunbridge Wells.

The Royal Victoria Place Shopping Mall and Calverley Road shopping precinct are situated close by, at the other end of the road. There is also a wide choice of cafes & restaurants close by, including Thackeray's, Sankeys, Basil and Bills.

Description

This fine period Grade II listed property is prominently situated at the top end of Mount Ephraim Road, with views over Tunbridge Wells Common and being highly visible from London Road (A26).

This office is on the 2nd floor and at the front of the building with views over The Common. This office is suitable for 3/4 desks / people. Furniture can be included if required.

There is a separate fully fitted communal kitchen, and WCs on each floor, with a shower fitted within those on the 2nd.

There are small terrace areas to the front and back of the property, and a communal balcony with table and chairs at 1st floor level.

The property generally has ample period features including, period fireplace surrounds, paneled doors, and sash windows.

Amenities

- Town Centre Location
- Fully Carpeted
- Gas Fired Central Heating
- 1 parking space * (available by separate negotiation)
- Skirting Trunking & Floor Boxes
- Security Alarm
- Entry Phone System
- Inset LED Spot Lighting & Dimmers
- Ladies & Gents WC
- Shower
- Cycle Rack