

LOCATION

Tunbridge Wells is one of the most affluent commercial centres in the South-East of England. The premises occupy a prominent town centre location on the east side of Camden Road close to Royal Victoria Shopping Centre and multi-storey car park. Tunbridge Wells mainline railway is about ½ mile to the south.

DESCRIPTION

A mainly open plan office suite with two partitioned offices and a kitchenette.

Amenities:

- 2 private parking spaces
- Entryphone
- Gas central heating
- Two wc's

APPROXIMATE NET FLOOR AREAS

1 st floor offices	715 sq ft	66.4 sq m
Kitchenette	65 sq ft	6.0 sq m

RATES

Rateable Value 2023	£10,000
Small Business Multiplier 2025-26	49.9p

The above information was obtained from the Valuation Office's website. We believe the property may qualify for small business rates relief. Interested parties can obtain further information on the rates payable from Tunbridge Wells Borough Council Rates Department.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating D (98).

TERMS

The property is offered to let with the benefit of a new effectively internal repairing and insuring lease for a term by negotiation subject to three yearly upward rent reviews.

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties should satisfy themselves as to their accuracy. The Vendors, Lessors, Howse Associates or any person in their employment can make or give no representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of a Value Added Tax to which they may be subject. None of the services have been tested.



RENT

£12,500 per annum exclusive of rates and VAT.

LEGAL COSTS

The in-going tenant to be responsible for both parties' reasonable legal costs incurred in the transaction.

VIEWING

By prior appointment through Adrian Howse of Howse Associates Ltd
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With
Two Parking Spaces

