



TO LET

**REFURBISHED OFFICE
[WITH CONSENT FOR D1 MEDICAL OR HEALTH SERVICE USE]**

APPROX. 1,172FT² [109M²] WITH ON SITE PARKING

2 MOUNT EPHRAIM ROAD, TUNBRIDGE WELLS, KENT, TN1 1ED

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LOCATION

Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London with a resident population of around 100,000 people.

The town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 motorway and has a frequent train service to London (approx. 60 minutes min).

The property is situated in the very heart of the established business district at the eastern end of Mount Ephraim Road and less than 50 metres from both Calverley Road and the Royal Victoria Place Shopping Centre.

DESCRIPTION

An imposing period office building with on site car parking that may also appeal to D1 users. Nearby occupiers include Cripps Harries Hall, Baker Tilley, Cooper Burnett and the Royal Bank of Scotland.

The building has the benefit of a Planning Consent [09/02257/FUL/CP3] for a Change of Use to Class D1 Medical or Health Services.

ACCOMMODATION

Lower Ground Floor:

Offices Approx. 1,172ft² [108m²]
Disabled WC
2 on-site car parking spaces
Access to Ladies and Gents WC's within the communal area on adjacent floor.

LEASE

The premises are to be made available by way of a new Full Repairing and Insuring Lease (via service charge) for a term to be agreed.

GUIDE RENT

£16,500 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days. We are advised that the rent will attract VAT.

RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security against compliance with the terms of the Lease.

BUSINESS RATES

Verbal enquiries of Tunbridge Wells Borough Council indicate that premises have a Rateable Value of £12,750.

The UBR for 2009 / 2010 is 48.5 pence in the £.

Interested parties are strongly advised to make their own enquiries of the Local Rating Authority.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' legal costs incurred in connection with the transaction.

VIEWING

Strictly by prior appointment with the Sole Letting Agents **BRACKETTS**: contact Darrell Barber - telephone: 01892 533733 darrell@bracketts.co.uk

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS ETC.

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IMPORTANT NOTE

Property Misdescriptions Act: BRACKETTS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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- (v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



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