

GROUND FLOOR LET

**ONLY 6000FT² [557M²]
REMAINING**



TO LET
[BY ASSIGNMENT OR SUB LEASE]

MODERN OFFICE BUILDING
APPROX. 6,000FT² - [557.4M²] WITH PARKING

MAY LET ON A FLOOR BY FLOOR BASIS

CADOGAN HOUSE, 80 - 84 CALVERLEY ROAD, TUNBRIDGE WELLS, KENT, TN1 2UN.

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LOCATION / SITUATION

Royal 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 and an estimated catchment population approaching 200,000.

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 Central London (approximately 60 minutes).

The property is situated on the southern side of Calverley Road in the heart of the town centre and just metres from the entrance to the Royal Victoria Place Shopping Centre.

ACCOMMODATION

Cadogan House is a modern purpose built office building arranged over three floors with 40 car parking spaces in total.

Ground Floor: approx. 3,000ft² [278.7m²] **LET**
First Floor: approx. 3,000ft² [278.7m²]
Second Floor: approx. 3,000ft² [278.7m²]

TOTAL NIA approx. 6,000ft² [557.4m²]

AMENITIES

- Gas fired central heating.
- On-site parking for approx. 26 cars.
- Ladies, gents & disabled WC's on each floor.
- Otis 2000H 8 person (630kg) lift.
- Fitted carpets.

LEASE

The premises are available by way of an assignment of the existing lease or a new full repairing and insuring (via service charge) sub lease for a term expiring September 2013. The provisions of sections 24 – 28 of the Landlord & Tenant Act 1954 are to be excluded from any sub lease.

GUIDE RENT

Upon application.

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

BUSINESS RATES

Enquiries of the VOA website indicate that building has a Rateable Value from 1st April 2010 of £150,000. The UBR for 2010 / 2011 is 41.4 pence in the £.

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

RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment through the Sole Letting Agent **BRACKETTS – 01892 533733**. Contact: Darrell Barber – email: darrell@bracketts.co.uk.

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

19/05/10/DB

IMPORTANT NOTE

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

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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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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