



TO LET
FLEXIBLE TERMS / ECONOMICAL RENT

4TH FLOOR MERVEALE HOUSE,
42 - 46 LONDON ROAD,
TUNBRIDGE WELLS,
KENT, TN1 1DN.

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4TH FLOOR OFFICE WITH PARKING
TOWN CENTRE LOCATION
APPROXIMATELY 4,421FT² [410.7M²]

LOCATION

The property is located on the eastern side of the main A26 London Road within the heart of the professional business district and close to Tunbridge Wells main line station and Safeways / Morrisons Supermarket.

There are excellent nearby shopping and leisure facilities available on the High Street and Mount Pleasant Road.

DESCRIPTION

The premises comprise the 4th floor of this imposing multi occupied office building providing predominantly open plan accommodation. The offices are approached via a communal entrance hall with shared staircase and lifts.

ACCOMMODATION

4th Floor Office Approx: 4,421ft² [410.7m²]

Note: Floor area based on assumption that existing kitchen is converted back to a WC and the existing disabled WC is reverts to general office use.

AMENITIES

- Shared entrance hall with lift
- Suspended ceiling with integrated lighting
- Central heating via radiators
- Carpet
- Kitchenette
- WC and separate disabled WC
- 13 on site car parking spaces

LEASE

The property is available by way of a new Sub Lease for a term to be agreed.

The Provisions of Sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the lease.

RENT

Economical rent – further information available upon request.

SERVICE CHARGE

Further details available upon application.

RATES

We are verbally advised by Tunbridge Wells Borough Council that the premises are currently assessed for Rates as follows:

4th Floor (Front): Rateable Value: £59,500

4th Floor (Rear): Rateable Value: £17,000

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.

LEGAL COSTS

Each party to bear their own legal costs incurred in connection with the transaction.

VIEWING

Strictly by prior appointment with the sole letting agents Bracketts: Darrell Barber MRICS darrell@bracketts.co.uk
Tel: 01892 533733

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

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IMPORTANT NOTE

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