

est. 1828
bracketts



TO LET

FIRST FLOOR OFFICE
APPROX. 179FT² [16.6M²] - 860FT² [79.8M²]

WEBSTER HOUSE, DUDLEY ROAD, TUNBRIDGE WELLS, KENT, TN11 1LE

TO LET

TOWN CENTRE OFFICE
APPROX. 179FT² [16.6M²] – 860FT² [79.8M²]

WEBSTER HOUSE
DUDLEY ROAD
TUNBRIDGE WELLS
KENT
TN1 1LE

LOCATION

Webster House is situated in the heart of Tunbridge Wells on Dudley Road close to its junction with Mount Pleasant Road.

DESCRIPTION

Webster House is an imposing Grade II Listed town centre office building arranged over Lower Ground, Ground and First Floors.

The first floor provides predominantly open-plan accommodation with high ceilings and good natural light.

ACCOMMODATION

First Floor

Main Office	approx.	681ft ² [63.2m ²]
Office	approx.	179ft ² [16.6m ²]
Total NIA	approx.	860ft ² [79.8m ²]

LGF Store avail approx. 30ft² [2.9m²]

Use of Communal kitchen / break out room on lower ground floor. Shared ladies and gents WC's.

Our client will consider letting the suites individually.

LEASE

The premises are available by way of a new full repairing and insuring lease (via service charge) for a term to be agreed.

RENT

£16,000 per annum exclusive – payable quarterly in advance on usual quarter days.

The service charge includes a contribution towards business rates, heating, electricity, buildings insurance, cleaning and maintenance of common parts and other shared items within the building.

VAT

We are advised that the rent will not attract vat.

RENTAL DEPOSIT

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

LEGAL COSTS

The ingoing party to be responsible for both parties reasonable costs.

VIEWING

Strictly by prior appointment through the Sole Letting Agents **Bracketts – 01892 533733**.

Contact: Darrell Barber – darrell@bracketts.co.uk

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

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