



TO LET

**REFURBISHED OFFICE SUITE
876FT² [81.38M²]**

FIRST FLOOR, 18-20 LONDON ROAD, TUNBRIDGE WELLS, TN1 1DA

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SITUATION

Fronting the main London Road towards the bottom end of town overlooking the common and virtually adjacent to the High Street. The central station is about 250 metres to the north.

TO BE LET

A self contained first floor office suite refurbished a few years ago now newly decorated comprising:

Ground Floor entrance (to the right of Hamptons) with access staircase shared with second floor suite

Office 1: 16'8 av x 10'10 plus splay	185ft ²
Office 2: 20' x 10'2	203ft ²
Office 3: 23' x 11'10 less deduction	268ft ²
Office 4: 9'3 x 14'	130ft ²
Fitted Kitchen: 10'8 x 8'10 max	
Less deductions	90ft ²
Total:	876ft² [81.38m²]

AMENITIES

- Fitted Carpets (blue)
- Cat II Lighting
- Security Alarm
- Gas Central Heating (common supply)
- Part Secondary Glazing
- Shared male and female toilet in common parts

RATES

Rateable Value £7,800 with General Rates payable for 2009/10 of £3,783.00

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

TERMS

New lease available with length of term by arrangement.

GUIDE RENT

£10,000 per annum exclusive.

LEGAL COSTS

Ingoing tenant to bear both parties reasonable costs.

VIEWING

Strictly by appointment through the sole agents **Bracketts** – tel: **01892 533733**. Contact: Peter Ridsdale Smith - email: peter@bracketts.co.uk

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

29/06/09/PRS

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