



TO LET - Town Centre Air-Conditioned Offices with Parking  
Suites From 1,265ft<sup>2</sup> [117.5m<sup>2</sup>] - 5,349ft<sup>2</sup> [496.9m<sup>2</sup>]\*  
Kenwood House, 1 Upper Grosvenor Rd, Tunbridge Wells, Kent TN1 2DU

*When experience counts...*

est. 1828  
**bracketts**



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**TOWN CENTRE OFFICES**  
**WITH PARKING**

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5,349FT<sup>2</sup> [496.9M<sup>2</sup>]**

**KENWOOD HOUSE**  
**1 UPPER GROSVENOR RD**  
**TUNBRIDGE WELLS**  
**KENT**  
**TN1 2DU**



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Kent  
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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London. The Borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

Kenwood House is centrally located at the junction of Grosvenor Road and Upper Grosvenor Road. The property is situated opposite the Meadow Road multi-storey car park and close to the RVP Shopping Centre.

DESCRIPTION

Contemporary office suites on the first and second floors of an imposing multi-let town centre office building with rear parking.

ACCOMMODATION

**Ground Floor:**  
Communal entrance hall and staircase leading to:

**First Floor:**  
Rear Office            NIA    Approx. 2,042ft<sup>2</sup> [189.7m<sup>2</sup>]\*  
2 Car Parking Spaces

**Second Floor:**  
Front Office            NIA    Approx. 1,265ft<sup>2</sup> [117.5m<sup>2</sup>]\*  
2 Car Parking Spaces

Rear Office            NIA    Approx. 2,042ft<sup>2</sup> [189.7m<sup>2</sup>]\*  
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Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

AMENITIES

- 8 Person / 800 KG Lift (not tested)
- Central heating via radiators
- Fitted kitchen in each office
- Fully carpeted
- Ladies and gents WC's on both floors (shared facilities accessed off stairwell)
- Air conditioning (not tested)

LEASE

The premises are available by way of a new effective Full Repairing and Insuring lease for a term to be agreed. The provisions of Sections 24 - 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the Lease.

The ingoing Tenant will be required to provide a rental deposit to be held throughout the Term.

GUIDE RENTS

**First Floor:**  
Rear - £30,000 per annum exclusive

**Second Floor:**  
Front - £20,000 per annum exclusive  
Rear - £30,000 per annum exclusive

Rent payable quarterly in advance on the usual quarter days. We are advised that VAT is applicable. The Landlord operates a service charge.

BUSINESS RATES

FF Rear	-	RV £29,500
SF Front	-	RV £21,500
SF Rear	-	RV £29,250

**Note:** The Rateable Values do not include any car parking. The parking spaces are rated separately and attract their own Rateable Values - Refer VOA website.

The standard non-domestic rating multiplier for 2024/2025 is 54.6 pence in the £. The small business non-domestic rating multiplier for 2024/2025 is 49.9 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 pay their own legal costs save that the ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord.

VIEWING

Strictly by prior appointment with the sole letting agent:  
**Bracketts Tel: 01892 533733.** Contact:  
Darrell Barber MRICS – [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)  
Mobile: 07739 535468

\* Historic floor areas - any interested party must rely upon own inspection and measurement.

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





Library Photo



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