



TO LET - AIR CONDITIONED FIRST FLOOR OFFICE  
Unit 6C, 6-8 Mereworth Road, Tunbridge Wells, Kent, TN4 9PL  
NIA Approx. 463FT<sup>2</sup> [43.01M<sup>2</sup>]

When experience counts... **bracketts** est. 1828

**TO LET**  
**AIR CONDITIONED**  
**FIRST FLOOR OFFICE**

**NIA APPROX. 463FT<sup>2</sup> [43.01M<sup>2</sup>]**

**UNIT 6C**  
**6-8 MEREWORTH ROAD**  
**TUNBRIDGE WELLS**  
**KENT**  
**TN4 9PL**

**bracketts** est. 1828

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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



**Energy performance certificate (EPC)**

Level 6 14 Merrimans Road Tunbridge Wells TN1 1UU	Energy rating <b>E</b>	Valid until 11-Jan-2023 Certificate number: 2884326-2876-1773-6092
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Property type: B1 Offices and Workshop businesses  
Total floor area: 48 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**  
This property's current energy rating is E.  
Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions are likely to be.

Score: 45

## 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.

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 the Capital (journey time of approximately 60 minutes).

The office forms part of a small courtyard development towards the southern end of Mereworth Road within the St Johns region of Tunbridge Wells.

## DESCRIPTION

First floor office suite.

## ACCOMMODATION

Main Office	Approx.	284ft <sup>2</sup> [26.3m <sup>2</sup> ]
Office	Approx.	164ft <sup>2</sup> [15.2m <sup>2</sup> ]
Kitchenette	Approx.	15ft <sup>2</sup> [ 1.4m <sup>2</sup> ]

## AMENITIES

- Wall mounted air conditioning (not tested)
- Kitchenette
- Velux style windows
- Electric heating
- Fitted carpets
- WC
- Storage within eaves and stairwell

### 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.

## LEASE

The premises are available by way of a new Internal Repairing and Insuring Lease for a term to be agreed.

The Tenant will be required to make an annual payment towards buildings insurance and the Landlord operates an ad hoc service charge for shared water, sewerage, etc.

The ingoing Tenant to provide a deposit equivalent to 3 months rental.

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

## GUIDE RENT

£6,950 per annum exclusive, payable monthly in advance.

## BUSINESS RATES

Enquiries of the VOA website indicate that the premises has a Rateable Value of £4,150.

The small business non-domestic rating multiplier for 2024 / 2025 is 49.9 pence in the £.

Subject to satisfying certain criteria the ingoing Tenant may qualify for small business rates relief.

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

## LEGAL COSTS

Each party to pay their own legal costs.

## VIEWING

Strictly by prior appointment through the sole agent: **Bracketts – 01892 533733.**  
Contact: Darrell Barber MRICS  
Email: [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)



Note: we are advised by our client that the property is subject to a restriction limiting the occupation to a maximum of 2 people.

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

Rev.26.04.24/DB

