



TO LET - Detached Office Building with Parking & Garage
GF Approx. 1,063 ft² [98.7m²] Mezz Stores Approx. 173 ft² [16.0m²]*
12 Montacute Road, Tunbridge Wells, Kent TN2 5QR

est. 1828
bracketts
When experience counts...

TO LET

**DETACHED OFFICE BUILDING
WITH PARKING & GARAGE**

GF - NIA APPROX. 1,063FT² [98.7M²]

MEZZ STORES - NIA APPROX. 173FT² [16.0M²]*

**12 MONTACUTE ROAD
TUNBRIDGE WELLS
KENT
TN2 5QR**



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Tunbridge Wells
Kent

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www.bracketts.co.uk

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 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 London (approx. 60 minutes min).

The property is situated on the northern side of Montacute Road to the south of the historic Pantiles and approximately 0.75 miles south west of the station. There is a Sainsbury's supermarket to the west of the property.

DESCRIPTION

A detached office building with lock-up garage and car parking to the front. The premises benefit from electric heating (some rooms), fitted carpet/floor tiles, kitchenette and ladies and gents WCs. There is loft/mezzanine storage within the eaves.

ACCOMMODATION

Ground Floor:

Reception/Entrance Hall	approx. 153ft² [14.2m²]
Meeting Room	approx. 168ft² [15.6m²]
Office	approx. 168ft² [15.6m²]
Office	approx. 168ft² [15.6m²]
Office	approx. 168ft² [15.6m²]
Office/Server Room	approx. 68ft² [6.0m²]
Office	approx. 123ft² [11.4m²]
Kitchenette	approx. 33ft² [3.0m²]
Store (adjacent to stairs)	approx. 14ft² [1.3m²]
Ladies and Gents WC's	

TOTAL NIA Approx.1,063ft² [98.7m²]

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.

Lock-Up Garage Forecourt Parking	NIA approx. 126ft² [11.7m²]
Mezzanine/Loft:	
Storage	NIA approx. 173ft² [16.0m²]*

LEASE

The premises are available by way of a new Full Repairing and Insuring 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.

GUIDE RENT

£17,500 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

VAT

Payable if applicable - we are advised that the landlord does not currently charge VAT.

RENTAL DEPOSIT

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

BUSINESS RATES

Enquiries of the VOA website indicate that the premises are currently assessed for business rates as follows:

Ground Floor (Middle RHS)	RV	£5,500
Ground Floor (Middle LHS)	RV	£5,000
Ground Floor (Rear)	RV	£3,200
First Floor	RV	£1,650

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 its own legal costs incurred in connection with the transaction.



VIEWING

Strictly by prior appointment with the sole letting agent:
Bracketts Tel: 01892 533733
Darrell Barber MRICS
darrell@bracketts.co.uk
Mob: 07739535468

* ACCESSED VIA LADDER STAIRCASE

SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.
Rev.11.06.24/DB

