



TO LET - Town Centre Offices with Parking
Total NIA Approx. 2,409ft²[223.7m²] - May Let Separately
4 & 6 Dudley Road, Tunbridge Wells TN1 1LF

When experience counts...

est. 1828
bracketts

TO LET

**TOWN CENTRE OFFICES
WITH PARKING
[MAY LET SEPARATELY]**

NO.4 NIA APPROX. 1,289FT² [119.7M²]

NO.6 NIA APPROX. 1,120FT² [104.0M²]

**4 & 6 DUDLEY ROAD
TUNBRIDGE WELLS**

KENT

TN1 1LE



27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

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E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)			
10-4 Dudley Road, Tunbridge Wells, TN1 1UU	Energy rating E	Issue date	3 March 2019
		Challenge code	1011-210-2-0100-0711-0000
Property type Offices and Workshop Businesses			
Total floor area 290 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		Properties get a rating from A+ (best) to G (worst) and a score.	
This property's energy rating is E.		The better the rating and score, the lower your property's carbon emissions are likely to be.	
How this property compares to others			
Properties similar to this one could have ratings:			
If newly built		38 A+	
If typical of the existing stock		102 E	

LOCATION / SITUATION

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

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

DESCRIPTION

Two adjoining office buildings with a surfaced car park to the rear (accessed off Mount Pleasant Road).

ACCOMMODATION

4 Dudley Road

Ground Floor	4 rooms & tea point NIA approx. 591ft ² [54.9m ²]
First Floor	4 rooms & 2 WCs NIA approx. 552ft ² [51.2m ²]
Basement	Stores NIA approx. 146ft ² [13.5m ²]

6 Dudley Road

Ground Floor	4 rooms & WC NIA approx. 570ft ² [52.9m ²]
First Floor	4 rooms, store & WC NIA approx. 550ft ² [51.20m ²]

Surfaced car park - 5/6 cars (with some blocking)

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 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

£45,000 per annum exclusive.

Rent payable quarterly in advance by direct bank transfer on the usual quarter days.

Our client may consider proposals to lease nos. 4 & 6 separately.

VAT

We are advised that the rent will not attract 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 properties are described as 'Offices and premises' with a Rateable Value of £16,250 for No. 4 and a Rateable Value of £15,500 for No. 6.

The Standard non-domestic rating multiplier for 2025/2026 is 54.6 pence in the £.

Any interested parties are strongly advised to verify this information with the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs save that the ingoing Tenant will be required to provide an undertaking for any abortive costs incurred by the Landlord.

VIEWING

Strictly by prior appointment with the sole letting agent:

Bracketts: 01892 533733

Darrell Barber MRICS

darrell@bracketts.co.uk

M: 07739535468



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

11.03.25. DB

