



TO LET - Third and Fourth Floor Offices
NIA Approx. 455 sq ft [42.3 sq m]
89 High Street, Tunbridge Wells, Kent TN1 1YG

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

TO LET

**THIRD AND FOURTH
FLOOR OFFICES**

NIA APPROX. 455 FT² [42.3 M²]

**89 HIGH STREET
TUNBRIDGE WELLS**

KENT

TN1 1YG



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

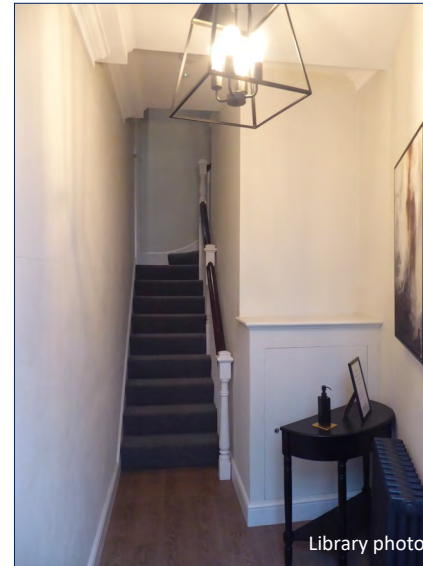
Tel: (01892) 533733

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

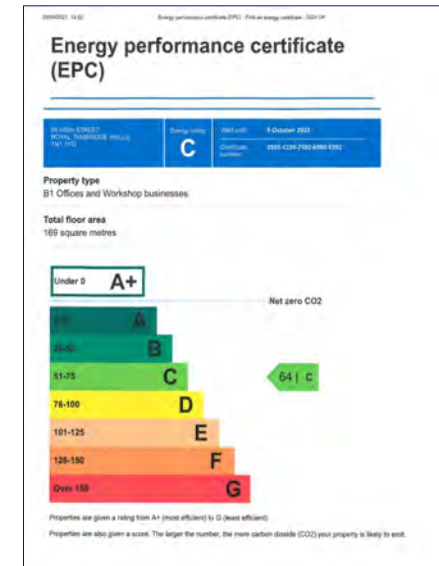
Tel: (01732) 350503



Library photo



Library photo



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.

The property occupies a prominent position at the corner of the historic High Street and London Road.

DESCRIPTION

Third and fourth town centre offices with High Street entrance. The accommodation benefits from air conditioning, LED downlighting, CAT6 data points and router, broadband, concealed teapoint, gas fired central heating, anti-glare roller blinds and video door entry phone system.

ACCOMMODATION

Ground Floor: Communal entrance and stairwell

Third and Fourth Floors:

NIA approx. 455 sq ft (42.3 sq m)*

Dedicated WC on landing

LEASE

The premises are available by way of a new effective full and 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

£9,000 per annum

Rent is payable quarterly in advance.

The rent is inclusive of building service charge but exclusive of business rates, buildings insurance, electricity and the following services which are recharged by the Landlord: gas / heating, external window cleaning, common parts cleaning, water and drainage, air con servicing & broadband line rental / IT management fee.

VAT

We are advised that VAT is applicable.

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 indicate that the property is described as Offices & Premises and has a Rateable Value of £3,950. The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 pence in the £.

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

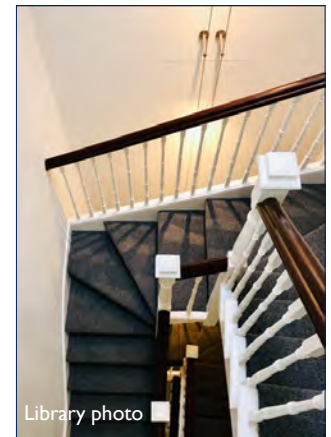
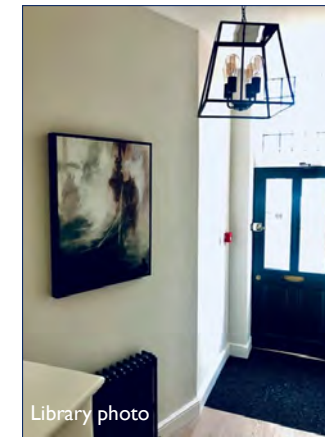
VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts 01892 533733**

Darrell Barber MRICS

M: 07739 535468

E: Darrell@bracketts.co.uk



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

* Landlord's historic floor areas (including any areas with head height below 1.5m)

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.

