



TO LET

Second floor office with parking - NIA Approx. 1,033ft² [95.9m²]*

Chapman House, Chapman Way, Tunbridge Wells, Kent TN2 3EF

When experience counts...

est. 1828
bracketts

TO LET
SECOND FLOOR OFFICE
WITH PARKING

NIA APPROX. 1,033FT² [95.9M²]*

CHAPMAN HOUSE
CHAPMAN WAY
TUNBRIDGE WELLS
KENT

TN2 3EF



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 Tunbridge Wells
 Kent

TN1 1UU

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www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



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 forms part of the Chapman Way Estate which is located approximately 2 miles northeast of Tunbridge Wells town centre.

DESCRIPTION

Second floor office within a multi-let mixed use building.

ACCOMMODATION

Ground Floor:

Communal entrance and stairwell leading to:

Second Floor:

Reception, main office and private office
Total NIA approx. 1,033ft² [95.9m²]*

Shared WC on First Floor
Shared kitchen on Second Floor

Right to park 5 cars in car park.

* Floor areas provided by client - any interested party must rely upon own measurement.

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 office is 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 & Tenant Act 1954 are to be excluded.

GUIDE RENT

£6,500 per annum exclusive. The rent is payable quarterly in advance on the usual quarter days.

VAT

We are advised that VAT is applicable.

SERVICE CHARGE

The Landlord operates a service charge in respect of common and shared items - further information available upon request.

BUSINESS RATES

Enquiries of the VOA website indicate that the premises have a Rateable Value of £8,600.

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

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

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.



VIEWING

Strictly by prior appointment through the sole agent **Bracketts – 01892 533733**

Contact: Darrell Barber MRICS

Email: darrell@bracketts.co.uk

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

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