



TO LET - Town Centre Office with Parking  
NIA Approx. 1,289ft<sup>2</sup>[119.7m<sup>2</sup>]  
4 Dudley Road, Tunbridge Wells TN1 1LF

When experience counts...

est. 1828  
**bracketts**



**TO LET**

**TOWN CENTRE OFFICE  
WITH PARKING**

**NIA APPROX. 1,289FT<sup>2</sup> [119.7M<sup>2</sup>]**

**4 DUDLEY ROAD  
TUNBRIDGE WELLS  
KENT  
TN1 1LE**



27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

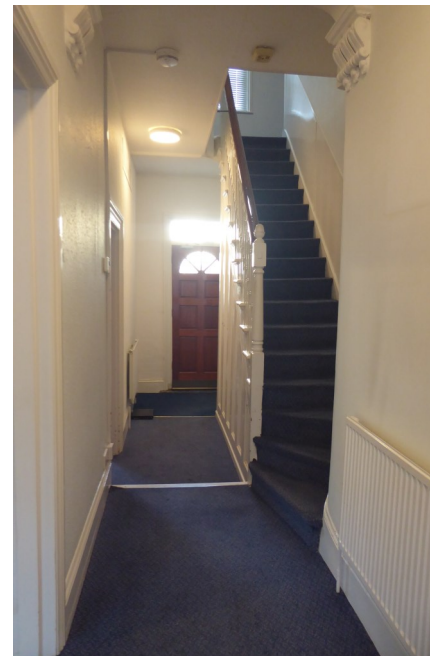
Tel: (01892) 533733

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[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)			
4-6 Dudley Road ROYAL TUNBRIDGE WELLS TN1 1LF	Energy rating	Valid until:	9 March 2025
	E	Certificate number:	0073-8263-0365-0761-4620
Property type	Offices and Workshop Businesses		
Total floor area	299 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.	
<div><div>Under 9</div><div>A+</div><div>1-10</div><div>11-15</div><div>16-20</div><div>21-25</div><div>26-30</div><div>31-35</div><div>36-40</div><div>41-45</div><div>46-50</div><div>51-55</div><div>56-60</div><div>61-65</div><div>66-70</div><div>71-75</div><div>76-80</div><div>81-85</div><div>86-90</div><div>91-95</div><div>96-100</div><div>101-105</div><div>106-110</div><div>111-115</div><div>116-120</div><div>121-125</div><div>126-130</div><div>131-135</div><div>136-140</div><div>141-145</div><div>146-150</div><div>151-155</div><div>156-160</div><div>161-165</div><div>166-170</div><div>171-175</div><div>176-180</div><div>181-185</div><div>186-190</div><div>191-195</div><div>196-200</div><div>201-205</div><div>206-210</div><div>211-215</div><div>216-220</div><div>221-225</div><div>226-230</div><div>231-235</div><div>236-240</div><div>241-245</div><div>246-250</div><div>251-255</div><div>256-260</div><div>261-265</div><div>266-270</div><div>271-275</div><div>276-280</div><div>281-285</div><div>286-290</div><div>291-295</div><div>296-300</div><div>301-305</div><div>306-310</div><div>311-315</div><div>316-320</div><div>321-325</div><div>326-330</div><div>331-335</div><div>336-340</div><div>341-345</div><div>346-350</div><div>351-355</div><div>356-360</div><div>361-365</div><div>366-370</div><div>371-375</div><div>376-380</div><div>381-385</div><div>386-390</div><div>391-395</div><div>396-400</div><div>401-405</div><div>406-410</div><div>411-415</div><div>416-420</div><div>421-425</div><div>426-430</div><div>431-435</div><div>436-440</div><div>441-445</div><div>446-450</div><div>451-455</div><div>456-460</div><div>461-465</div><div>466-470</div><div>471-475</div><div>476-480</div><div>481-485</div><div>486-490</div><div>491-495</div><div>496-500</div><div>501-505</div><div>506-510</div><div>511-515</div><div>516-520</div><div>521-525</div><div>526-530</div><div>531-535</div><div>536-540</div><div>541-545</div><div>546-550</div><div>551-555</div><div>556-560</div><div>561-565</div><div>566-570</div><div>571-575</div><div>576-580</div><div>581-585</div><div>586-590</div><div>591-595</div><div>596-600</div><div>601-605</div><div>606-610</div><div>611-615</div><div>616-620</div><div>621-625</div><div>626-630</div><div>631-635</div><div>636-640</div><div>641-645</div><div>646-650</div><div>651-655</div><div>656-660</div><div>661-665</div><div>666-670</div><div>671-675</div><div>676-680</div><div>681-685</div><div>686-690</div><div>691-695</div><div>696-700</div><div>701-705</div><div>706-710</div><div>711-715</div><div>716-720</div><div>721-725</div><div>726-730</div><div>731-735</div><div>736-740</div><div>741-745</div><div>746-750</div><div>751-755</div><div>756-760</div><div>761-765</div><div>766-770</div><div>771-775</div><div>776-780</div><div>781-785</div><div>786-790</div><div>791-795</div><div>796-800</div><div>801-805</div><div>806-810</div><div>811-815</div><div>816-820</div><div>821-825</div><div>826-830</div><div>831-835</div><div>836-840</div><div>841-845</div><div>846-850</div><div>851-855</div><div>856-860</div><div>861-865</div><div>866-870</div><div>871-875</div><div>876-880</div><div>881-885</div><div>886-890</div><div>891-895</div><div>896-900</div><div>901-905</div><div>906-910</div><div>911-915</div><div>916-920</div><div>921-925</div><div>926-930</div><div>931-935</div><div>936-940</div><div>941-945</div><div>946-950</div><div>951-955</div><div>956-960</div><div>961-965</div><div>966-970</div><div>971-975</div><div>976-980</div><div>981-985</div><div>986-990</div><div>991-995</div><div>996-1000</div><div>1001-1005</div><div>1006-1010</div><div>1011-1015</div><div>1016-1020</div><div>1021-1025</div><div>1026-1030</div><div>1031-1035</div><div>1036-1040</div><div>1041-1045</div><div>1046-1050</div><div>1051-1055</div><div>1056-1060</div><div>1061-1065</div><div>1066-1070</div><div>1071-1075</div><div>1076-1080</div><div>1081-1085</div><div>1086-1090</div><div>1091-1095</div><div>1096-1100</div><div>1101-1105</div><div>1106-1110</div><div>1111-1115</div><div>1116-1120</div><div>1121-1125</div><div>1126-1130</div><div>1131-1135</div><div>1136-1140</div><div>1141-1145</div><div>1146-1150</div><div>1151-1155</div><div>1156-1160</div><div>1161-1165</div><div>1166-1170</div><div>1171-1175</div><div>1176-1180</div><div>1181-1185</div><div>1186-1190</div><div>1191-1195</div><div>1196-1200</div><div>1201-1205</div><div>1206-1210</div><div>1211-1215</div><div>1216-1220</div><div>1221-1225</div><div>1226-1230</div><div>1231-1235</div><div>1236-1240</div><div>1241-1245</div><div>1246-1250</div><div>1251-1255</div><div>1256-1260</div><div>1261-1265</div><div>1266-1270</div><div>1271-1275</div><div>1276-1280</div><div>1281-1285</div><div>1286-1290</div><div>1291-1295</div><div>1296-1300</div><div>1301-1305</div><div>1306-1310</div><div>1311-1315</div><div>1316-1320</div><div>1321-1325</div><div>1326-1330</div><div>1331-1335</div><div>1336-1340</div><div>1341-1345</div><div>1346-1350</div><div>1351-1355</div><div>1356-1360<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## 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 the north side of Dudley Road close to its junction with Mount Pleasant Road.

## DESCRIPTION

Town centre office with surfaced car parking to the rear (accessed off Mount Pleasant Road).

Our client believes the premises may suit other uses subject to planning, if required.

## ACCOMMODATION

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

## 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.

### 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.

## GUIDE RENT

£20,000 per annum exclusive.

Rent payable quarterly in advance by direct bank transfer 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 property is described as 'Offices and premises' and has a Rateable Value of £16,250.

The small business multiplier for 2025/ 2026 is 49.9 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 agent:

**Bracketts:** 01892 533733  
Darrell Barber MRICS  
darrell@bracketts.co.uk  
M: 07739535468



**SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES.**

27.11.25. DB





4 Dudley Road (shaded red) & 6 Dudley Road (shaded yellow) Tunbridge Wells, TN1 1LF

