



Red line indicative only  
Library Photo

TO LET - First Floor Office with Views over The Common  
Marne House, 24 Mount Ephraim Road, Tunbridge Wells, TN1 1ED  
NIA Approx. 398ft<sup>2</sup> [36.9m<sup>2</sup>]

When experience counts...

est. 1828  
**bracketts**



**TO LET**

**FIRST FLOOR OFFICE**  
**NIA APPROX. 398FT<sup>2</sup> [36.9M<sup>2</sup>]**

**MARNE HOUSE**  
**24 MOUNT EPHRAIM ROAD**  
**TUNBRIDGE WELLS**  
**KENT**  
**TN1 1ED**



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Tel: (01732) 350503



LOCATION / SITUATION

Royal 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.

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 central London (journey time of approximately 60 minutes).

The office is situated on the first floor of Marne House at the western end of Mount Ephraim Road.

DESCRIPTION

First floor office within a Grade II Listed building with views over The Common.

ACCOMMODATION

Ground Floor:

External staircase leading to shared entrance hall and stairwell leading to:

First Floor:

Front office: NIA approx. 234ft² [21.7m²]  
Rear office: NIA approx. 164ft² [15.2m²]  
[inc. Teapoint]  
Private WC accessed off stairwell

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

A new Internal Repairing and Insuring Lease is available 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

£6,000 per annum.

The rent is payable quarterly in advance on the usual quarter days.

The above figure is inclusive of service charge but exclusive of electricity, building insurance, business rates and any other outgoings.

We are advised that the rent will not attract VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the premises have a Rateable Value of £9,700.

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 rates relief.

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

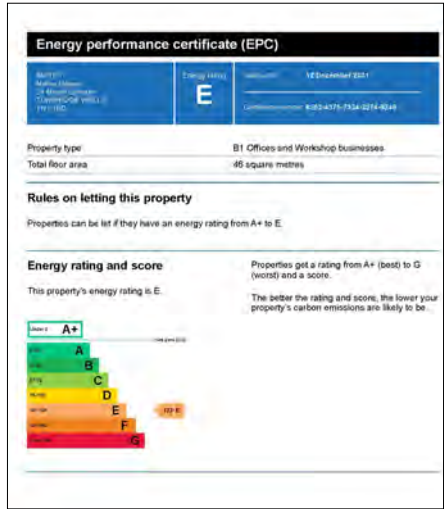
VIEWING

Strictly by prior appointment through the sole letting agents

**Bracketts - 01892 533733**

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



