

TO LET



red lines - indicative only

TO LET - First Floor Town Centre Office
NIA Approx. 159ft² [14.7m²]
Kelly House, 1 Warwick Road, Tunbridge Wells TN1 1YL

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

TO LET
TOWN CENTRE OFFICE
NIA APPROX. 159FT² [14.7M²]

FIRST FLOOR (REAR)*
KELLY HOUSE
1 WARWICK ROAD
TUNBRIDGE WELLS
KENT
TN1 1YL

*The above address has evolved given the Warwick Road access but technically the space is the upper parts of 41 High Street, TN1 1XL

bracketts
est. 1828

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



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.

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 above the Space NK retail unit at 41 High Street and accessed off Warwick Road to the rear of 43 – 47 High Street via a pedestrian footway.

DESCRIPTION

First floor open plan office benefiting from:

- Fitted carpet
- Entry phone system
- Communal kitchen facilities
- Communal ladies and gents WC's

ACCOMMODATION

First Floor

Open plan office: NIA approx. 159ft² [14.7m²]

LEASE

A new 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.

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.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit to be held throughout the term.

GUIDE RENT

£4,500 per annum.

The rent is inclusive of service charge but exclusive of electricity, business rates, buildings insurance and all other outgoings.

We are advised that the rent will not attract VAT.

BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate that the office has a Rateable Value of £2,700 increasing to £3,150 from 1 April 2026.

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.

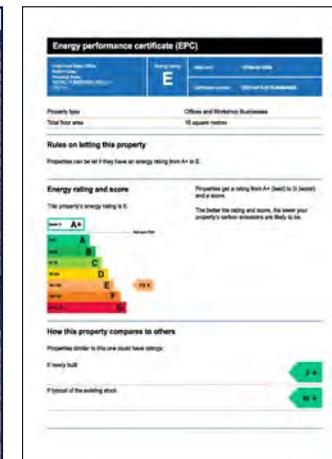
LEGAL COSTS

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

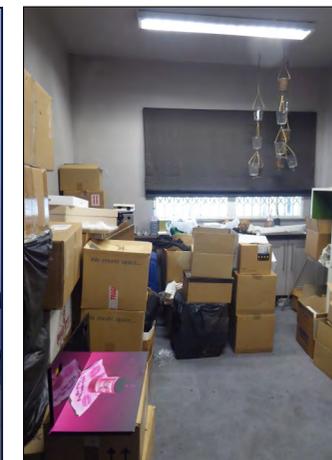
VIEWING

Strictly by prior appointment through the Sole letting Agents **Bracketts – 01892 533733**.

Contact: Darrell Barber: darrell@bracketts.co.uk



Communal



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

19.03.26/DB

