

TO LET



TO LET - Refurbished Air Conditioned Offices
GF Approx. 1,023ft² [95.0m²] FF Approx. 743ft² [69.0m²]*
The Forge, Little Mount Sion, Tunbridge Wells, Kent TN1 1YS

When experience counts...

est. 1828
bracketts

TO LET
REFURBISHED AIR
CONDITIONED OFFICES

GF NIA APPROX. 1,023FT² [95.0M²]

FF NIA APPROX. 743FT² [69.0M²]*

GUIDE RENT £26,000 PAX

THE FORGE
LITTLE MOUNT SION
TUNBRIDGE WELLS

KENT
TNI IYS



27/29 High Street
Tunbridge Wells
Kent
TNI IUU

Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)		
This Energy Label, Method B2B Mandatory, Transacted Date: 1st Oct 2023	Energy rating D	Valid until: 31 October 2028 Certificate Number: 0061-0440-0020-0001-0001
Property type	Offices and Workshop/Businesses	
Total floor area	150 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		
This property's energy rating is D.		
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		
		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built:		A+
If typical of the existing stock:		C

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 the Capital (journey time of approximately 60 minutes).

The property is situated within the popular 'Village area' just a short distance from the southern end of the High Street. The High Street is a well established and popular retail environment favoured by fashion retailers, jewellers, bespoke furniture retailers and a variety of A2 and A3 users.

DESCRIPTION

Ground and first floor, refurbished, air conditioned offices.

ACCOMMODATION

Ground Floor:

Offices and kitchen Approx. 1,023ft² [95.0m²]
4 WC's

First Floor:

Open plan office Approx. 743ft² [69.0m²]*

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 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.

GUIDE RENT

£26,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

VAT

We are advised that the rent will not attract 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 premises is described as 'Offices and Premises' and has a Rateable Value of £21,750.

The small business rate multiplier for 2025 / 2026 is 49.9 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**
Contact: Darrell Barber MRICS
Mobile: 07739 535468
Email: darrell@bracketts.co.uk

* Including approx. 196ft² with head height below 1.5m

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



20.03.25/DB

