

TO LET – Town Centre Office with Parking
TOTAL NIA Approx. 175.1m^2 [1,885ft^2]*
GF & LGF, 4 Mount Ephraim Road, Tunbridge Wells, TN1 1EE

When experience counts...

est. 1828
bracketts

TO LET

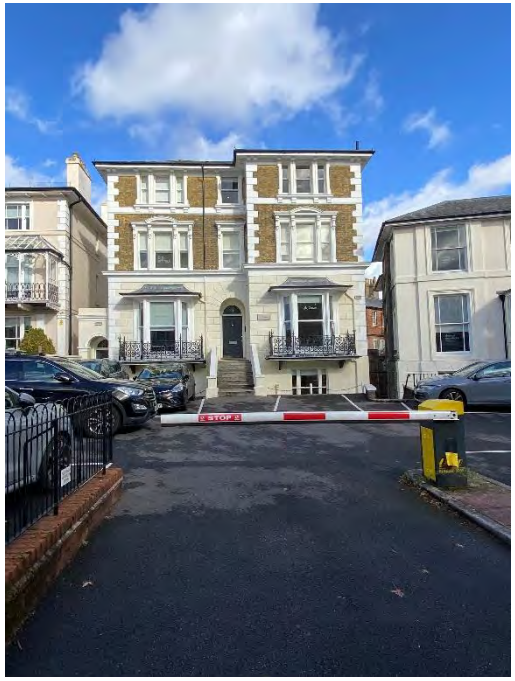
TOWN CENTRE OFFICE
WITH PARKING

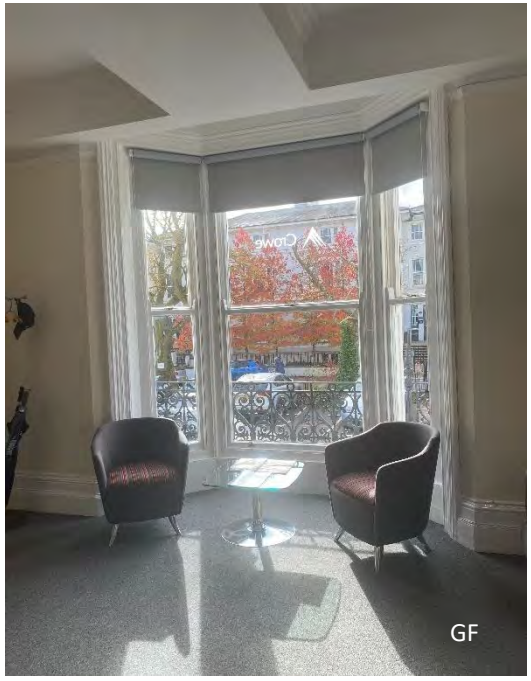
NIA APPROX 175.1M² [1,885FT²]*

4 MOUNT EPHRAIM ROAD
TUNBRIDGE WELLS
KENT
TN1 1EE

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 people.

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 London (approx. 60 minutes min).

The property is situated in the heart of the town centre at the eastern end of Mount Ephraim Road approximately 75 metres from Fiveways, Calverley Road and the Royal Victoria Place Shopping Centre.

DESCRIPTION

An imposing four storey multi-let office building with regency style façade. The ground floor and lower ground floor is available and benefits from period features, central heating, air conditioning (some rooms), kitchen and barrier controlled parking.

ACCOMMODATION

Lower Ground Floor:
NIA Approx. 82.68m² (890 sq ft²)*

Ground Floor
NIA Approx. 92.44m² (995 sq ft²)*

Total NIA Approx. 175.1m² (1,885 sq ft²)*

4 on-site parking spaces.

*Floor areas provided by our Joint Agent. Any applicant must rely upon own inspection & measurement.

LEASE

The premises are 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

£42,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days. We are advised that VAT is not applicable.

The rent is exclusive of business rates, buildings insurance, service charge, utilities, telecoms & 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 are described as Offices and premises and has a Rateable Value of £41,500.

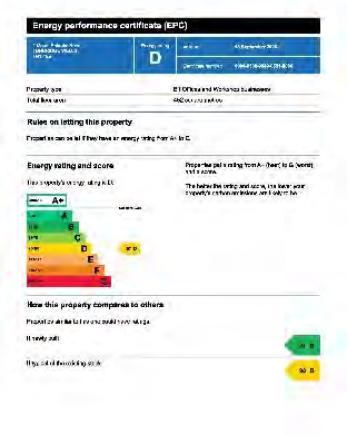
The small business rate multiplier for 2026/2027 is 43.2 pence in the £.

Any applicant must rely upon it's own enquires of the local rating authority to verify.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC



VIEWING

Strictly by prior appointment with the joint letting agent:

Bracketts 01892 533733
Darrell Barber 07739 535468
darrell@bracketts.co.uk

bracketts est.1828 CHARTERED SURVEYORS 01892 533733 27-29 High Street, Tunbridge Wells, Kent TN1 1QU bracketts.co.uk

BROADLANDS Commercial Property Agents Shane Raggett 01892 512422 www.broadlands.co.uk

Subject to contract, receipt of satisfactory references & subject to AML due diligence, deposits, etc.

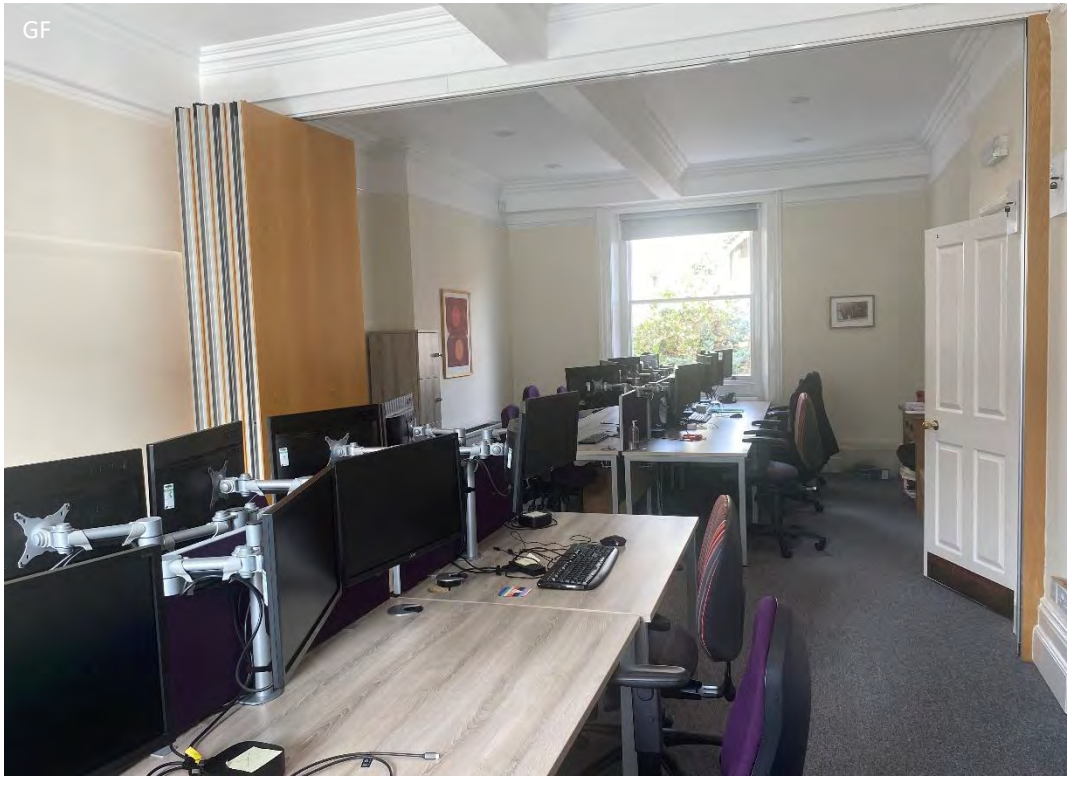
09.11.26/DB

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.




GF
Crowe


LGF


GF