

**OFFICE SUITES, 1 MOUNT EPHRAIM  
ROAD, TUNBRIDGE WELLS, KENT,  
TN1 1ET**

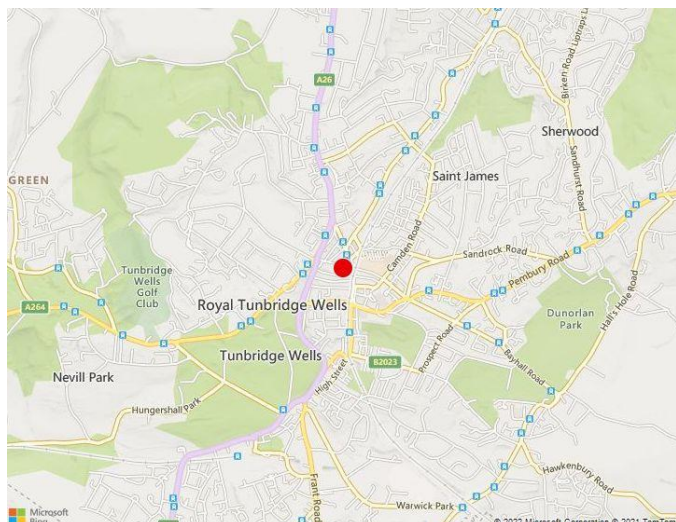
**SIBLEY PARES**

**CHARTERED SURVEYORS & ESTATE AGENTS**



- Located in the centre of Royal Tunbridge Wells
- First & Second Floor Office Suites
- Affluent market town
- From £550 per month
- Immediately available
- Kitchen facilities

# OFFICE SUITES, 1 MOUNT EPHRAIM ROAD, TUNBRIDGE WELLS, KENT, TN1 1ET



## Location

The property is located on Mount Ephraim Road in Royal Tunbridge Wells. It is well situated, being in the town centre and its local amenities. Tunbridge Wells is an affluent town with a mainline train station with regular and direct services to London Charing Cross. It benefits from good access to the A21 via the Pembury Junction which provides good links to the M25 and to the Weald towns.

## Description

To Let - Town centre first & second floor office suites in attractive, period building. Available April 2024.

## Accommodation

The property comprises first and second floor office suites with a shared kitchen's and WC:

Area	Area	Rent
First Floor Suite A	420 sq ft	£750 pcm
First Floor Suite B	305 sq ft	£550 pcm
Second Floor Suite A	Let	
Second Floor Suite B	Under Offer	

## EPC

Awaited

## Rateable Value

1st Floor Rear - RV £5,000 @ 49.9p in the £  
Rates payable £2,495 for the year 2022/23

1st Floor Front - RV £3,800 @ 49.9p in the £  
Rates payable £1,896.20 for the year 2022/23

2nd Floor - RV £7,000 @ 49.9p in the £  
Rates payable £3,493 for the year 2022/23  
(NB - May be eligible for full small business rates relief, please contact the borough council for further details.)

## Terms

To take a new lease by negotiation.  
Service charge for maintenance of the common parts  
(further details available upon request)

## Legal Costs

In-going Tenant to make a fixed contribution of £1,000 plus VAT towards the Landlords legal costs

## VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## Viewing



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NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.