

TUNBRIDGE WELLS

1ST FLOOR OFFICE, 12-16 GROSVENOR ROAD TN1 2AB



First Floor Office – To Let

LOCATION

Royal Tunbridge Wells is a popular and affluent town in West Kent, situated approximately 40 miles south of London and approximately 30 miles north of Brighton. The town is well serviced by its road links, being situated close to the A21 and in turn the M25.

The subject property is situated in a central position on Grosvenor Road and has a wide range of retail and leisure facilities close at hand. Meadow Road car park is directly adjacent to the property and Royal Victoria Place is within a minutes' walk.

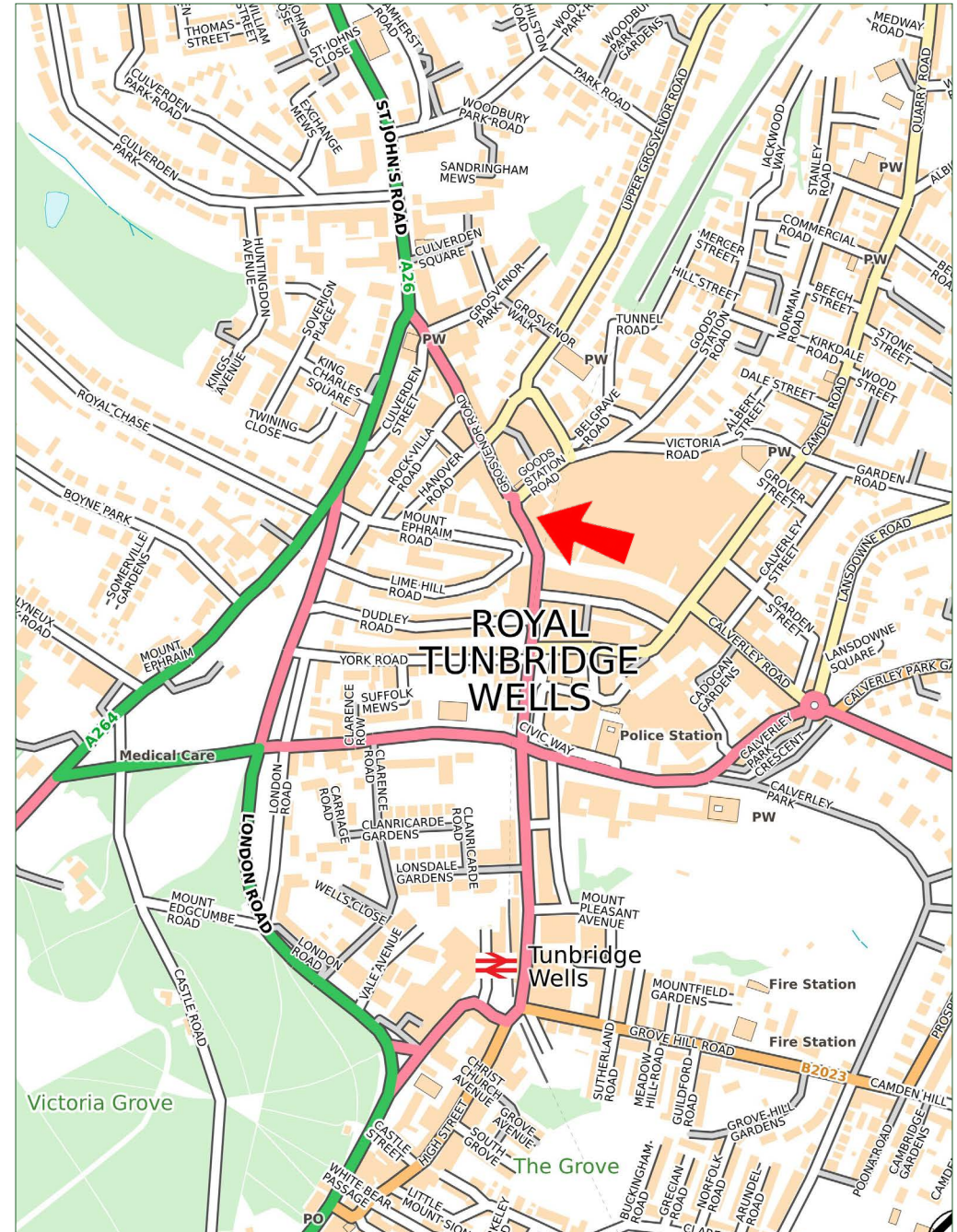
ACCOMMODATION

The self serviced offices are accessed via Goods Station Road. Arranged over first floor, the office space has multiple rooms, a kitchen and WC facilities with the following approximate dimensions and net internal floor area:-

Office	158.77 sq m	1,709 sq ft
Staff	9.10 sq m	98 sq ft
Total	167.87 sq m	1,807 sq ft

TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£32,500 per annum exclusive**.





ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

RATING ASSESSMENT

Rateable Value from April 2026 £25,500

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT