



CGI of proposed new front elevation



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**Eridge House • Coach & Horses Passage • The Pantiles • Tunbridge Wells • Kent TN2 5NP**  
**Office Building / Class E - For Sale or To Let - 2360 sq ft (219 sq m)**

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Contact Rupert Farrant on  
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22 Mount Ephraim Road, Tunbridge Wells, Kent  
TN1 1ED

## Location

This prominent corner building is situated in The Pantiles, directly behind The Corn Exchange, with views over Sussex Mews and Nevill Street. The main line train station is close by, about a 10-minute walk, and located at the end of the High Street.

### Royal Tunbridge Wells: Affluent, Connected, and Full of Character

Royal Tunbridge Wells is a prosperous and historic spa town, ideally located around 35 miles southeast of central London. With direct train services offering typical journey times of just 50 minutes, it is a popular choice for London commuters seeking a higher quality of life.

The town is renowned for its excellent grammar and independent schools, supporting consistently high house prices and a well-educated, professional population. It also boasts one of the lowest unemployment rates in Kent and a robust local economy, driven by a thriving community of small and micro businesses (SMEs) with strong survival rates.

Major employers such as AXA add to the area's economic stability, while the town's rich cultural heritage and natural beauty make it a magnet for tourists.

### The Pantiles: Tunbridge Wells' Premier Destination

At the heart of the town lies The Pantiles — a stunning Georgian colonnade steeped in history and now a buzzing hub of retail, leisure, and entertainment. Famous for the Chalybeate Spring and elegant architecture, The Pantiles blends old-world charm with a modern, cosmopolitan atmosphere.

As well as attracting discerning shoppers and diners, The Pantiles is home to a vibrant year-round events programme, hosting over 100 activities annually. Highlights include regular artisan markets, food and drink festivals, and the hugely popular *Music on The Pantiles* — a weekly live music series running throughout the spring and summer months.

This location has established itself as an established base for creative, media, and professional businesses.

With high footfall, cultural significance, and a premium setting, The Pantiles offers an unrivalled location for forward-thinking businesses.

## Description

A self-contained modern office building, with Class E use, arranged over 3 floors. Each floor is broadly open plan, apart from a partitioned (demountable) meeting room / office on the 1<sup>st</sup> floor.

There is a WC on each floor off the stair landings. There is a kitchen on the on the 1<sup>st</sup> floor.

The building has a spacious entrance lobby.

There are 3 allocated underground car spaces.

There is also "Pay & Display" parking available on the other side of Sussex Mews.

## Floor Area

2360 sq ft (219 sq m) net internal.

## Tenure

The long leasehold interest of approximately 100 years is available to purchase.

Alternatively, an occupational lease is available by negotiation.

## Guide Price

£665,000, for the long leasehold interest.

## Rent

£55,000 per annum, exclusive of all other outgoings.

The rent is not subject to VAT.

Lease terms by arrangement.

## Business Rates

There are currently separate rating assessments for each floor, as follows:

Ground - £10,250 (RV)

First - £14,750 (RV)

Second - £10,250 (RV)

Interested parties are advised to clarify the rates payable with the local authority – Tunbridge Wells Borough Council – 01892 526121.

## Estate Service Charge

Details on application.

## Viewings

Strictly by appointment and accompanied.

T – 01892 552500

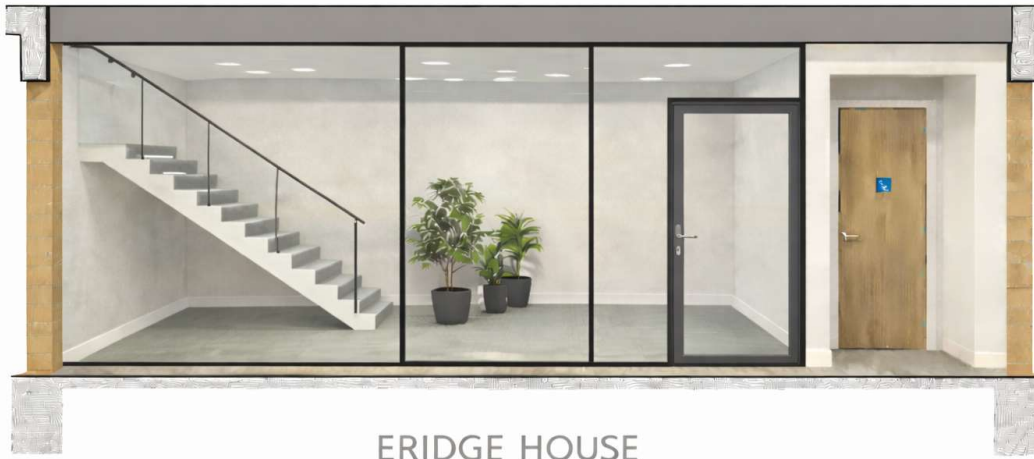
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ERIDGE HOUSE

CGI of proposed new entrance

