

# TUNBRIDGE WELLS

1<sup>ST</sup> & 2<sup>ND</sup> FLOORS, 18 GROSVENOR ROAD TN1 2AD



Self-Contained Office Space 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. Tunbridge Wells is popular with commuters due to regular direct trains to the capital with journey times of around an hour.

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, both have season tickets available.

## ACCOMMODATION

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

First Floor	54.90 sq m	591 sq ft
Second Floor	54.90 sq m	591 sq ft
<b>Total</b>	<b>109.80 sq m</b>	<b>1,182 sq ft</b>

## 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 **£16,000 per annum** exclusive.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

## RATING ASSESSMENT

To be assessed.

## 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

