

**2ND FLOOR, MONTAGUE HOUSE, 9
HANOVER ROAD, TUNBRIDGE WELLS,
KENT, TN1 1EZ**



SIBLEY PARES

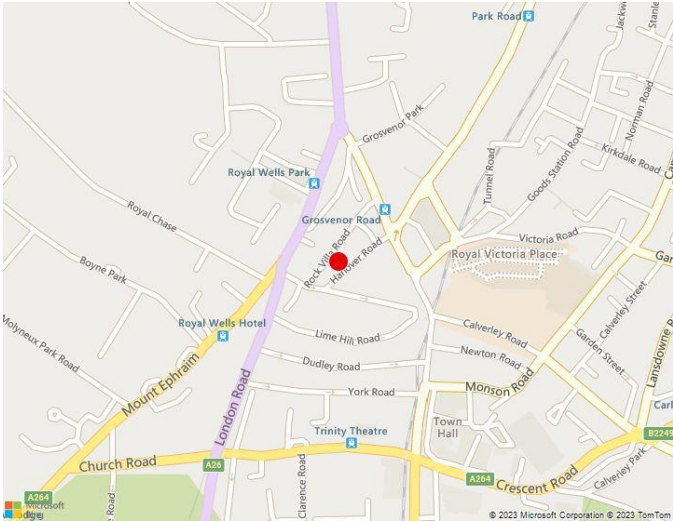
CHARTERED SURVEYORS & ESTATE AGENTS



TOWN CENTRE OFFICE SUITE TO LET

- 3,100 sq ft
- Personnel lift
- Well located within popular office location
- Kitchen and toilet facilities

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk



Location

The property is located on Hanover Road, which is just off Mount Ephraim Road in Royal Tunbridge Wells. It is well situated, being in the town centre and benefitting from 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 Office Space

Accommodation

The property comprises a self contained 2nd Floor Office Suite with toilet and kitchen facilities.

The office benefits from the following:

- Raised Floors
- Suspended Ceiling
- LED Lighting
- Personnel Lift

The suite extends to the following approx. area (NIA)

Area	Sq m	Sq Ft
Total NIA	287.98	3,100

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.

EPC

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Rateable Value

To be re-assessed

Rent

£55,000 per annum

Terms

To take a new lease by negotiation.

Legal Costs

Each side to bear its own legal and professional 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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