

TO LET



Library photo

TO LET - First Floor Office with Parking
NIA Approx. 758ft² [70.4m²]
12 Mount Ephraim, Tunbridge Wells, Kent TN4 8AS

When experience counts...

est. 1828
bracketts

TO LET

FF OFFICE

NIA APPROX. 758FT² [70.4M²]

WITH PARKING

12 MOUNT EPHRAIM

TUNBRIDGE WELLS

KENT

TN4 8AS



27/29 High Street
Tunbridge Wells
Kent

TNI 1UU

Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)	
Local Authority 13 Tunbridge Wells, Kent TN11 1JG	Energy rating D 17 February 2020 01732 350503
Property type Office and Workshop buildings	Total floor area 74 square metres
Rules on letting this property	
Properties can be let if they have an energy rating from A+ to E.	
Energy rating and score	
This property's energy rating is D.	
Properties get a rating from A+ (best) to G (worst) and a score.	
The better the rating and score, the lower your property's carbon emissions are likely to be.	
How this property compares to others	
Properties similar to this one could have ratings:	
If newly built	
If typical of the existing stock	

LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London. The Borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is situated on the western side of Mount Ephraim approximately 500 metres north of the Royal Victoria Place Shopping Centre.

DESCRIPTION

First floor office within a four storey period building with parking.

ACCOMMODATION

Ground Floor:
Communal entrance hall and stairwell leading to:

First Floor:	
Office 1 (front)	NIA approx. 267ft² [24.8m²]
Office 2 (front)	NIA approx. 104ft² [9.6m²]
Office 3 (rear)	NIA approx. 269ft² [24.9m²]
Office 4 (rear)	NIA approx. 100ft² [9.2m²]
Teapoint	NIA approx. 18ft² [1.6m²]
WC on half-landing	

1 car parking space

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

The provisions of sections 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the Lease.

GUIDE RENT

£12,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

VAT

Payable if applicable - we are advised that the Landlord does not currently charge VAT.

RENTAL DEPOSIT

The ingoing Tenant will be required to provide a rental deposit to be held throughout the Term.

SERVICE CHARGE

The Landlord operates a service charge for common and shared services relating to use and occupation of the Building - further information available upon request.

BUSINESS RATES

Enquiries of the VOA website indicate the premises are listed as Office and premises and have the following Rateable Values;

First Floor Front £6,300 per annum
First Floor Rear £6,000 per annum

The Small Business Rates multiplier for 2024 / 2025 is 49.9 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**. Contact: Darrell Barber MRICS – darrell@bracketts.co.uk

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

13.03.25/DB



