

01732 355639

TO LET

SELF CONTAINED SECURE TOWN CENTRE OFFICES WITH PARKING

THE STUDIO, HANOVER CLOSE
85 MOUNT EPHRAIM
TUNBRIDGE WELLS
KENT TN4 8BU

717 Sq ft approx, gross internal area

Rent £13,500 pa exc.



LOCATION

The Studio is located in a quiet mews adjoining the Travel Lodge Hotel, Mt Ephraim, facing the Common, in one of the more sought after business districts of Tunbridge Wells. It is close to the Spa Hotel and within easy reach of the mainline station, other transport facilities. Shopping and social facilities are available nearby.

DESCRIPTION

The Studio is basically rectangular in shape, single storey open plan, high ceilinged office with a half glass partitioned private office and an area for filing and office equipment. The front door leads into the main office and a door leads out to the passageway at the rear, where the kitchenette and WC are located and the rear door.

Across the courtyard is the Annexe, a separate office room with high set windows, set within a larger block. The offices will be redecorated when the present occupants vacate.

ACCOMMODATION

	Approx sq m	Approx. sq ft
The Studio	44.59	480
The Annexe	22.02	237
Total	66.61	717

FEATURES

Parking for at least 5 cars	Lots of electrical and telephone sockets
Double glazing lockable windows	Burglar alarm system
Single toilet	Partitioning as fitted
Fitted Kitchen	Gas central heating in studio and heaters in Annexe
Prospective tenants are advised that the Landlords Fixtures and Fittings within the premises have not been tested	

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SERVICES

Mains water, gas, electricity and drainage are all available at the property.

TENURE

The property, which has recently been converted, is offered on lease for a term of three (3) years on a full repairing and insuring lease on normal commercial terms, outside the security provisions of the Landlord and Tenant Act 1954.

RENT DEPOSIT

A three month returnable deposit will be paid on signing the lease.

VAT

The property is not subject to VAT, but the landlord reserves the right to alter this and charge VAT at a later date.

RATES

The Rateable Value of the unit is currently £8,950.

The occupant will be responsible for the payment of the business rates for the unit.

The UBR for the year 2010/11 are at 40.7p in the pound of Rateable Value. Small business rate relief may be available from this figure.

LEGAL COSTS

Incoming tenant will be responsible for both parties legal costs.

POSSESSION

Upon completion of the necessary documentation.

VIEWING

STRICTLY BY APPOINTMENT THROUGH EDWARD PRENTICE on 01732 2355639