



REFURBISHED OFFICES IN FINE GRADE II LISTED BUILDING

Posted on 15th June 2026



Categories: [OFFICES, TO LET](#)

Address

22 Mount Ephraim Road
Tunbridge Wells
Kent
TN1 1ED

Area

134 - 1,559 SQ.FT APPROX

Main Features

- Town Centre Location
- Networked & Cat V Cabling
- Cycle Rack
- Entry Phone System
- Newly Carpeted
- Gas Fired Central Heating
- Ladies & Gents WC plus Shower
- Security Alarm
- Parking (selected units)





Description

This fine period Grade II listed property is prominently situated at the top end of Mount Ephraim Road, with views over Tunbridge Wells Common and being highly visible from London Road (A26).

There is a separate fully fitted communal kitchen and WC's on each floor with a shower fitted within those on the 2nd floor. There is a communal balcony across the front of the building and small terrace areas to the front and back.

The property has ample period features including period fireplace surrounds, paneled doors and sash windows.

Location

The Kent town of Tunbridge Wells is located approximately 40 miles to the south east of central London and approximately 16 miles to the south of the M25 (Junction 5).

Neighboring towns include Sevenoaks approximately 12 miles to the north and East Grinstead approximately 14 miles to the west.

Main line rail services are provided direct from Tunbridge Wells to London's Charing Cross in approximately 50 minutes.

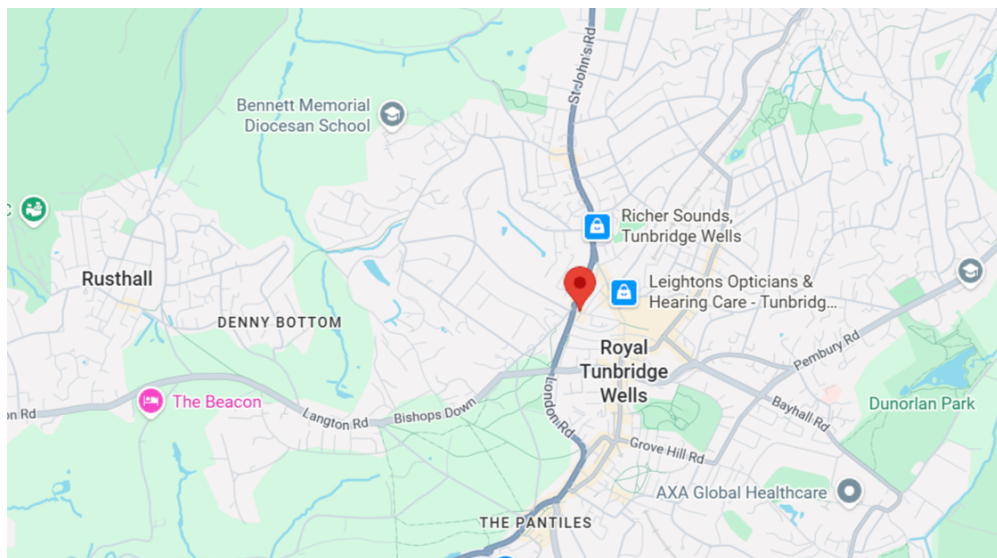
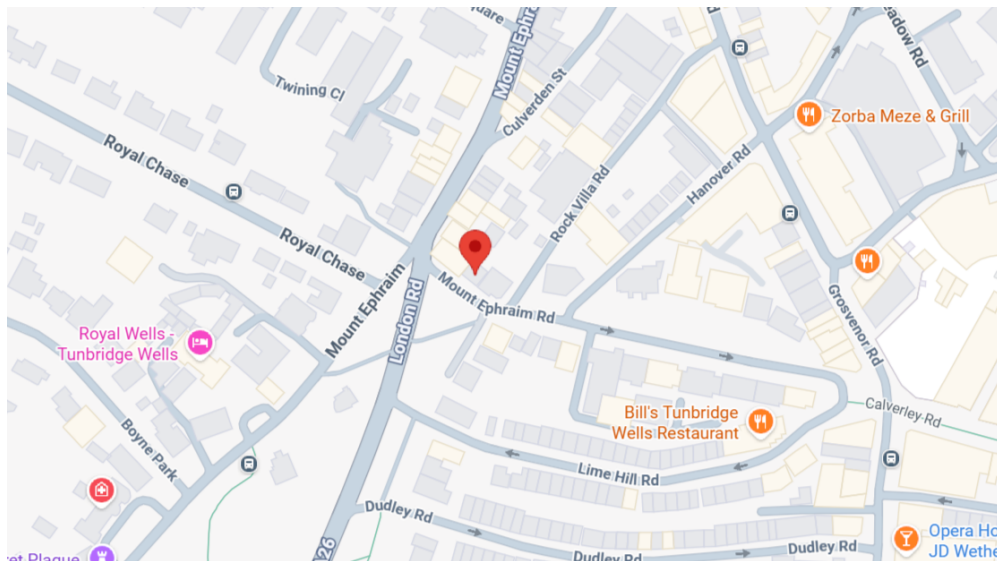
There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the south east.

Mount Ephraim Road can be regarded as the prime professional business district for Tunbridge Wells.

The Royal Victoria Place Shopping Mall and Calverley Road shopping precinct are situated close by, at the other end of the road. There is also a wide choice of cafes & restaurants close by, including Thackeray's, Royal Wells Hotel, Basil and Bills.

Latitude = 51.135310424288924

Longitude = 0.26071666976606356



Accommodation

With approximate floor areas:

Floor Areas	Sq.ft	Sq.m.	Parking	Rent (£ pax)
Ground				
G1	160	14.91	-	£5,500
G2	236	21.91	1 space	£9,500
G3/4	342	31.75	1 space	£12,000
First				
F1/2	406	37.72	1 space	£13,950
F3/4	415	38.55	1 space	£14,500
Second				
S1	170	15.79	-	LET
S2	180	16.72	-	LET
S3	134	12.45	-	£4,750
S4	190	17.65	1 space	LET

Rents are subject to VAT

Details

TERMS

New leases available by negotiation.

BUSINESS RATES

Small Business Rates Relief may apply resulting in no charge.

LEGAL COSTS

Each party to bear their own legal costs.

DEPOSIT AND REFERENCES

Subject to accounts and references. A rent deposit will be required.

SERVICE CHARGE

Budget figure is equivalent to approximately £10/sq.ft. pa. for the period March 2026/27 – this includes all heating and electricity costs.

ENERGY PERFORMANCE CERTIFICATE

To Follow.

Mount Ephraim Road, Tunbridge Wells

VIEWING

By prior appointment with the sole agents: Salisbury & Co. – Tel: 01732 463 205

Neil Salisbury | Email: neil@salisburyand.co

Lime Tree Work Shop, 11 Lime Tree Walk, Sevenoaks, Kent, TN13 1YH

IMPORTANT NOTICE

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Salisbury & Co. Ltd nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Salisbury & Co. is the trading name of Salisbury & Co. Ltd. Registered in England Company No. 05291959. Registered Office: 2 Lakeview Stables Lower St. Clere, Kemsing, Sevenoaks, Kent, England, TN15 6NL.