



durlings

chartered surveyors  
and property consultants

2C Longfield Road • Tunbridge Wells • Kent TN2 3EY

**Refurbished Offices - To Let – 1371sq ft & 1565sq ft**

# COMMERCIAL

## Location

Longfield Road is located to the North of Tunbridge Wells Town Centre on the established North Farms Industrial Estate. This property is approximately 1 mile from the Pembury by-pass (A21 T) which provides direct access to the motorway network via Junction 5 of the M25, being around 14 miles to the north. Retail facilities close by include M&S Food Hall, Costa Coffee and Asda. There is a direct main line train service to London from High Brooms Station, which is ½ mile away.

## Description

Newly refurbished open plan offices in a self-contained building, with on-site parking.

- **Carpeted**
- **Air handling cassettes – heating & cooling**
- **Suspended ceilings with integral LED lighting**
- **Double Power sockets**
- **Double Glazed solar reflective windows**
- **Ladies & Gents WCs**
- **On-site parking**

## Floor Areas

<u>Unit C</u> - <u>Ground</u>		
Office -	1165	108.22
Reception -	206	19.14
<b>Subtotal -</b>	<b>1371</b>	<b>127.36</b>
<u>First</u>		
Office 1 -	1169	108.57
Office 2 -	290	26.95
Office 3 -	89	8.27
Storeroom -	17	1.58
<b>Subtotal -</b>	<b>1565</b>	<b>145.37</b>
Grand total	<b><u>2936</u></b>	<b><u>272.73</u></b>

## Terms

The offices are available as a whole, or in parts (each part highlighted in bold) on an all-inclusive basis – i.e., rent & service charge combined, on flexible terms.

## Rents

Unit C: Whole - **£28,800 pa** / Ground - **£13,520 pa** / First - **£18,160 pa**

All rent is subject to VAT.

## Rateable Values

Ground - £10,500, First Floor - £14,750

Parking Spaces are rated at £350 each

These are not the amounts payable and interested parties are advised to contact TWBC Business Rates Department for further details.

## Viewing Arrangements

**Strictly by appointment and accompanied.**

T – **01892 552500**

Julie Chalmers – [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)

Rupert Farrant – [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)



22 Mount Ephraim Road  
Tunbridge Wells  
Kent TN1 1ED

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Contact Rupert Farrant or Julie Chalmers on 01892 552 500 [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk) [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk) [www.durlings.co.uk](http://www.durlings.co.uk) 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

