



128 - 130 London Road • Southborough (Tunbridge Wells) • Kent TN4 0PL

Office Space - For Sale / To Let - 875 sq ft (81.29 sq m)

Location

Tunbridge Wells is located approximately 40 miles to the southeast of central London and approximately 16 miles to the south of the M25 (junction 5). Neighbouring towns include Tonbridge – 5 miles to the north and Sevenoaks - approximately 12 miles to the north.

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

Tunbridge Wells has a population of approximately 56000. The Tunbridge Wells Borough Council district has a population of approximately 110,000. Southborough is a suburb extending to the north of the town centre. This property is situated close to the junction with Yew Tree Road and on the western side of the (A26) London Road, approximately 2.1 miles north of the centre of Tunbridge Wells town centre. London Road comprises an important arterial route to the town centre with access to the dual carriageway A21 approximately 1.5 miles north, with junction 5 of the M25 being a further 12 miles to the north

Southborough is a predominately residential area of Tunbridge Wells but also benefits from extensive roadside retail development arranged on a lined basis directly along the A26 London Road, with notable breaks comprising residential, public leisure and school campus developments. Occupiers on the (A26) London Road consist of a variety of largely independent retailers, arranged in a series of 'neighbourhood parade' configurations and there are also major roadside operators including Tesco Express, Majestic Wines and Marks & Spencer / BP Connect. The immediate area is well served with 'neighbourhood parades' and surrounded predominately by high density Victorian terraced housing. The new Southborough Hub is close by which comprises a new mixed development incorporating Southborough's new library, theatre, a medical centre, chemist, Town Council offices and other new retail units. There is a public car park opposite the property, accessed off Yew Tree Road, with 78 spaces and the first 2 hours being free.

Description

Self-contained 1st floor offices with WC and kitchen – pending refurbishment.

Other Class E(c) and E(g) uses will be considered, subject to obtaining planning consent.

Floor Area

Approximately 875 sq ft.

Interested parties are advised to check the floor areas directly on site.

Rent

£10,500 per annum, exclusive of all other outgoings.

Price

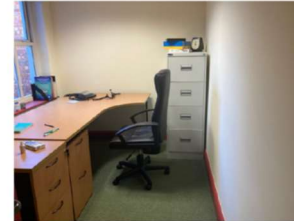
Guide price of £150,000, for a new long leasehold interest of 999 years and subject to a peppercorn ground rent

Business Rates

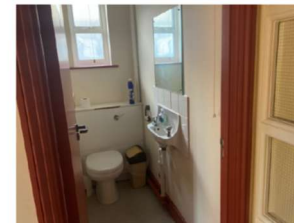
To be assessed.

Service Charge

On application.



Library Photos



Viewing Arrangements

Strictly by appointment.



**chartered surveyors
and property consultants**

COMMERCIAL



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