



## OFFICES TO LET

1,338 - 4,690 SQ FT

Rent: £22,000 - £31,500 Per Annum

Dowding House & Frant House  
Coach & Horses Passage  
Tunbridge Wells  
Kent  
TN2 5NP

- Self-contained air-conditioned office suites on 1st & 2nd floors.
- Lift access and underground parking.
- Individual or combined lettings, with 1,338 - 4,690 sq ft units on 1st floor and similar on 2nd.

## DOWDING HOUSE & FRANT HOUSE, COACH & HORSES PASSAGE, TUNBRIDGE WELLS, KENT, TN2 5NP

Self-contained well-presented, air-conditioned office suites over the 1st & 2nd floors. The building has spacious entrance lobbies, with a lift serving the office in Dowding House. Each office will have an allocated underground car space. There is also "Pay & Display" parking available on the other side of Sussex Mews.

### 1st Floor:

Dowding House - **LET**

Frant House - 1859 sq ft

### 2nd Floor:

Dowding House - 1493 sq ft

Frant House - 1338 sq ft

Combined - 2847 sq ft

## Location

This prominent building is situated in The Pantiles, behind The Corn Exchange and overlooking Sussex Mews.

The main line train station is close by, about a 10-minute walk, and located at the end of the High Street.

## Floor Areas

	Sq Ft	Sq M
Dowding House - 1st Floor	1,484	137.86
Frant House - 1st Floor	1,859	172.7
Dowding House - 2nd Floor	1,493	138.7
Frant House - 2nd Floor	1,338	124.3
<b>TOTAL</b>	<b>4,690</b>	<b>435.7</b>

## Terms

Lease terms for individual or combined suites by arrangement.

## Tenure

Leasehold

## Price/Rent

1st Floor:

Dowding House - LET

Frant House - £31,500

2nd Floor:

Dowding House - £25,400

Frant House - £22,000

Combined - On application

The above rents are per annum and will be exclusive of all other outgoing. The rent is subject to VAT.

## Business Rates

To be reassessed. Details on application. Interested parties are advised to clarify the rates payable with the local authority – Tunbridge Wells Borough Council – 01892 526121.

## Energy Rating

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## Contact

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