

est. 1828
bracketts



TO LET

**GROUND FLOOR OFFICE(S) WITH PARKING
APPROX. 1,000FT² TO 2,000FT² [92.9M² TO 185.8M²]**

7 VALE AVENUE, TUNBRIDGE WELLS, KENT, TN1 1DJ

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LOCATION

The office is located in Tunbridge Wells approximately 35 miles southeast of central London.

The premises are situated on the southern side of Vale Avenue close to Tunbridge Wells mainline station and the Torrington multi storey car park

There are excellent nearby shopping and leisure facilities available on the High Street and Mount Pleasant Road.

DESCRIPTION

Ground floor office suite(s) within a detached multi-let office building.

The suites provide modern open plan accommodation.

ACCOMMODATION

Option 1

Ground Floor (Front): approx. 1,000ft² [92.9m²]
Ground Floor (Rear): approx. 1,000ft² [92.9m²]

Option 2

Ground Floor (Front & Rear): approx. 2,000ft² [185.8m²]

AMENITIES

- Shared entrance hall with door entry system
- Suspended ceiling with integrated lighting
- Gas fired central heating
- Shared kitchenette
- Shared ladies and gents WCs
- On site car parking (spaces to be confirmed)
- Disabled WC
- Rear suite air conditioned

LEASE

The offices are available by way of a new Full Repairing and Insuring Lease (via service charge) for a term to be agreed.

GUIDE RENT

Ground Floor (Front or Rear suite):
£15,000 per annum exclusive

Ground Floor (Front and Rear combined):
£30,000 per annum exclusive

The ingoing party to provide a rental deposit. We are advised that the rent and deposit will attract VAT.

BUSINESS RATES

Enquiries of the VOA Website indicate that the premises are assessed for rates as follows:

Ground Floor (Front): RV £15,250
Ground Floor (Rear): RV £15,000

The UBR for 2011 / 2012 is 43.3p in the £.

Interested parties are strongly advised to make their own enquires of the Local Rating Authority to verify this information.

LEGAL COSTS

Each party to pay their own legal costs incurred in connection with the transaction. The ingoing party to provide a legal undertaking to pay any abortive legal costs incurred by the Landlord

VIEWING

Viewing strictly by prior appointment through the Sole Agents Bracketts – contact Darrell Barber MRICS tel: 01892 533733 email: darrell@bracketts.co.uk



SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES,
DEPOSITS, ETC. Rev. 29.07.11 DB

IMPORTANT NOTE:

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- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
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- (v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



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