

**THE COACH HOUSE**  
**24 LONDON ROAD, TUNBRIDGE WELLS TN4 0QB**

**TO LET\***

**OFFICE (APPROX 900 SQ FT/84 SQ M)**

**with CAR PARKING SPACES\*\***



**\*FROM JANUARY 2020**

# THE COACH HOUSE

## 24 LONDON ROAD, TUNBRIDGE WELLS TN4 0QB

### LOCATION:

The premises is a vacant former open plan office building, which sits in an established and busy road close to fronting the main A26 London Road. It is approximately 2 miles from the Tunbridge Wells town centre.

**\*\*Up to four car spaces may be available subject to separate negotiations on an annual Licence – however, these will only be available after the completion of the development works that is taking place on and around the property.**

### DESCRIPTION:

	Sq ft	Sq M
Ground Floor		
Open Plan Office	735.07	68.29
Basement		
Kitchen	168.93	15.69
<b>Approx.</b>	<b>904.00</b>	<b>83.98</b>

### RATES:

The VOA suggests that the Rateable Value for the premises is £12,000:

We would advise that all interested parties contact the local Ratings Authority to confirm and clarify the amount payable directly with Tunbridge Wells Borough Council – 01892 526 121

### TERMS:

New lease terms, on an effective full repairing and insuring basis, are available by negotiation.

### RENT:

£10,000 per annum. The rent is to be exclusive of all other outgoings and subject to VAT. Car Spaces will be on an annual Licence at £1,000 per annum\*

**VAT:** We are advised that VAT will/ will not be applicable to this letting.

### LEGAL COSTS:

Each party is responsible for their own costs incurred in the transaction. An undertaking for the landlord's abortive legal costs shall be required.

### VIEWINGS:

Strictly by prior appointment through the sole letting agents **AU CONSULTANCY**.

Contact – Abigail Murray [info@auconsultancy.co.uk](mailto:info@auconsultancy.co.uk) **01892 315 938** or

Amal Uddin [au@auconsultancy.co.uk](mailto:au@auconsultancy.co.uk) **01892 315 935**

**Subject to Contract, Availability, Satisfactory Accounts & References – A security Deposit will be required.**

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Open Plan Office



Open Plan Office (alternate view)



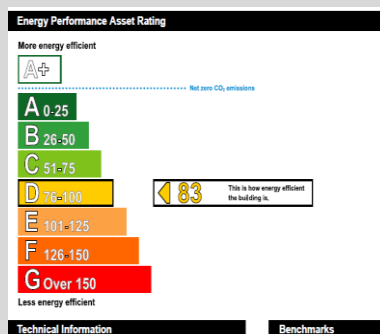
Stairwell



Kitchen



Bathroom



EPC

### IMPORTANT NOTE

Property Misdescriptions Act: AU CONSULTANCY for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (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.
- (iii) No person in the employment of AU CONSULTANCY has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (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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**AU CONSULTANCY**

**Your complete commercial  
property service provider**

**We offer a complete set of services to all commercial property owners and occupiers delivering the highest professional standards.**

If you are a landlord or a tenant and have a commercial property issue, we are sure we can assist you.

**OUR SERVICES INCLUDE:**

- |                                    |                                 |
|------------------------------------|---------------------------------|
| ■ Acting for Landlords and Tenants | ■ Lettings                      |
| ■ Acquisitions                     | ■ Licence Applications          |
| ■ Assignment Applications          | ■ Options Appraisal             |
| ■ Dilapidations                    | ■ Property Portfolio Management |
| ■ Due Diligence                    | ■ Sales                         |
| ■ Exercising Break Notices         | ■ Service Charges               |
| ■ Landlords Consent Applications   | ■ Rent Reviews                  |
| ■ Lease Negotiations/Renewals      | ■ Valuations                    |

Plus a wide range of consultancy, management and transactional services.

To learn more about the services we can offer you to advise and manage all your commercial property matters, please contact us:

**AU CONSULTANCY LIMITED**

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**[www.auconsultancy.co.uk](http://www.auconsultancy.co.uk)**

