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3 Boyne Park • Tunbridge Wells • Kent TN4 8EN

Office Building - For Sale / To Let - 3291 sq ft (4724 sq ft – gross internal)

COMMERCIAL

Location

Royal Tunbridge Wells is an affluent town situated in North West Kent, approximately 40 miles from central London.

No. 3 Boyne Park is prominently situated at the top of the road close to the junction with Mount Ephraim, and onto the town's common.

Boyne Park, and the adjoining roads, are predominately made up of private houses and apartments.

The town's main train station is less than 780 metres away, just beyond the southern edge of The Common, which provides a frequent service direct to London Bridge, Waterloo East, Cannon Street, and Charing Cross stations, with a typical journey time of around 50 minutes.

Beyond the station is the historic High Street and The Pantiles, now boasting some of the best-known fashion boutiques, along with jewellers, coffee shops and restaurants.

In closer proximity there are a range of specialist shops along Mount Ephraim alongside Sankey's Bar and Restaurant, The George Public House and The Royal Wells Hotel.

Description

This is a fine detached Edwardian property, currently used as professional offices. The property is arranged over ground, first and second floors, and has a generous private garden to the rear. The property is currently arranged as 14 separate offices along with storerooms, with a kitchen and ladies and gents WCs at the rear of the ground floor. There is a large open entrance hall leading to a central staircase with large feature window on the landing looking out to the rear garden.

Floor Areas

The property has the following net internal areas:

Ground –	1370 sq ft (127.3 sq m)
First –	1080 sq ft (100.4 sq m)
Second –	841 sq ft (78.2 sq m)
Total net internal area –	3291 sq ft (305.9 sq m)

Total gross internal area – **4724 sq ft (438.9 sq m)**

NB The above floor areas have been provided by a third party and prospective purchasers or tenants are advised to check these directly on site.

Rent / Terms

A new full repairing and insuring lease, with terms to be agreed, is available at **£45,000 per annum**, exclusive of all other outgoings.

Guide Price

The freehold interest with vacant possession is also offered for sale with offers invited in excess of **£1,000,000**.

Business Rates

The property has a rateable value of £26,000 – interested parties are advised to check the rates payable directly with Tunbridge Wells Borough Council – 01892 526121

Viewing Arrangements

Strictly by appointment and accompanied as the building is currently occupied. Please contact Julie Chalmers - 01892 552500 / julie.chalmers@durlings.co.uk

**22 Mount Ephraim Road
Tunbridge Wells
Kent TN1 1ED**

Disclaimer – see website - durlings.co.uk

Subject to contract & availability

Prospective purchasers or tenants are to provide proof of finance, accounts and references.



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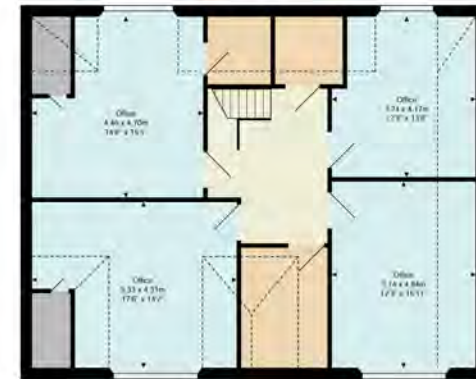
Total Gross Floor Area
 438.9 sq m / 4724 sq ft
 Total Net Floor Area
 305.8 sq m / 3292 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

