



ST LEDGER HOUSE

112 London Road, Southborough

Tunbridge Wells, TN4 0PN

OFFICE / CLINIC PREMISES

Approx. 1,384 sq ft

Ground floor and basement

£20,000 per annum

No VAT payable

Prominent commercial accommodation

Prominent ground floor and basement commercial premises extending to approximately 1,384 sq ft in total. The existing fit-out provides a reception and waiting area, treatment or consulting accommodation, kitchen and kitchenette facilities, ancillary storage, rear access and a fire escape.

ACCOMMODATION

Ground floor	954 sq ft
Basement	430 sq ft
Total	1,384 sq ft

KEY FEATURES

- Prominent London Road frontage
- Reception and waiting area
- Treatment, consulting or office accommodation
- Kitchen and kitchenette facilities
- Ancillary storage
- Air conditioning to selected areas
- Rear access and fire escape

USE

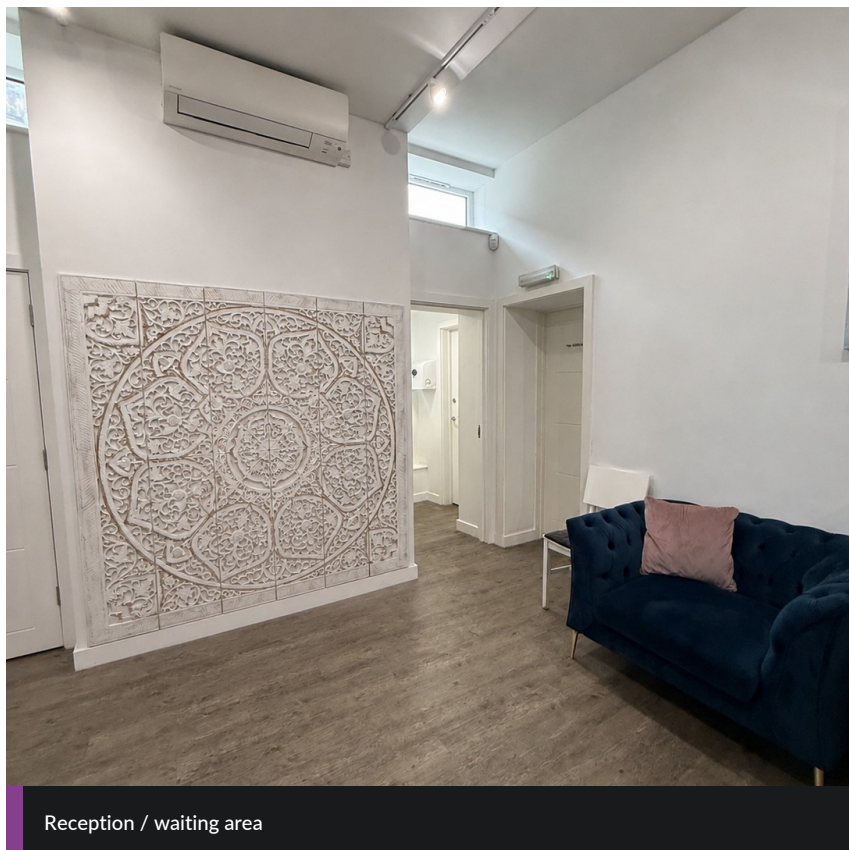
Suitable for office, clinic, healthcare or other Class E uses, subject to any necessary consents.



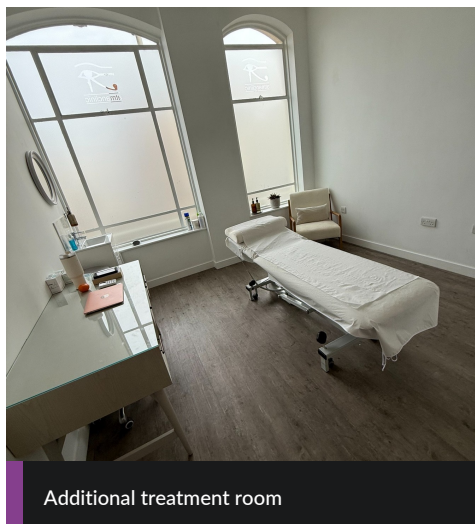
Reception and waiting area



Treatment / consulting room



Reception / waiting area



Additional treatment room



Rear access



Kitchen / staff area



Fitted treatment room

Photographs show the premises in their current fitted condition. Furniture and equipment shown may not be included.

Well positioned in Southborough

LOCATION

Prominently positioned on London Road in Southborough, approximately 1.7 miles north of Tunbridge Wells. The property is close to local shops, cafes and other amenities.

TRANSPORT

High Brooms and Tunbridge Wells railway stations serve the area. Road connections are available via the A26 and A21, with onward access to the M25 motorway network.

TERMS

Available by way of a lease.
Service charge and other costs are excluded.

RENT

£20,000 per annum.
No VAT payable.

BUSINESS RATES

Interested parties are advised to make their own enquiries via the government website.

VIEWING

Viewings strictly by appointment.
Please enquire to arrange a viewing and for further information.



St Ledger House, 112 London Road

ASKING RENT

£20,000 per annum

No VAT payable

CONTACT

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