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and property consultants

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

Refurbished Office Suites in fine Grade II Listed Building - To Let – 160 to 1559 sq ft

Location

The northwest Kent town of Tunbridge Wells is located approximately 40 miles to the southeast of central London and approximately 16 miles to the south of the M25 (Junction 5). Neighboring towns include Tonbridge and Sevenoaks.

Main line rail services are provided direct from Tunbridge Wells (0.5 miles / 9 mins walk) to London's Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the southeast.

Mount Ephraim Road can be regarded as the prime professional business district of Tunbridge Wells.

The Royal Victoria Place Shopping Mall and Calverley Road shopping precinct are situated close by, at the other end of the road. There is also a wide choice of cafes & restaurants close by, including Thackeray's, Basil and Bills.

Description

This fine period Grade II listed property is prominently situated at the top end of Mount Ephraim Road, with views over Tunbridge Wells Common and being highly visible from London Road (A26).

There is a separate fully fitted communal kitchen, and WCs on each floor, with a shower fitted within those on the 2nd.

There is a communal balcony across the front of the building and small terrace sitting areas to the front and back.

The property has ample period features including, period fireplace surrounds, paneled doors, and sash windows.

Floor Areas	sq ft (sq m)	Parking	Rent (£ pax)
Ground			
G1	160 (14.91)	-	5,500
G2	236 (21.91)	1 space	9,500
G3/4	342 (31.75)	1 space	12,000
First			
F1/2	406 (37.72)	1 space	13,950
F3/4	415 (38.55)	1 space	14,500
Second			
S1 -	170 (15.79)	-	LET
S2 -	180 (16.72)	-	LET
S3 -	134 (12.45)	2 spaces	LET
S4 -	190 (17.65)	1 space	LET

Rents are subject to VAT.

Terms

New leases are available by negotiation.

Business Rates

Small Business Rates Relief will apply resulting in no charge.

Service Charge

Budget figure is equivalent to approximately £10/ sq ft pa. for the period March 2026/7 – this includes all heating and electricity costs.

Amenities

- **Town Centre Location**
- **Parking** – selected units
- **Newly Carpeted**
- **Gas Fired Central Heating**
- **Security Alarm**
- **Entry Phone System**
- **Inset Spot Lighting & Dimmers**
- **Ladies & Gents WC**
- **Kitchen**
- **Shower**
- **Cycle Rack**

Viewing

Strictly by appointment through the agent's offices.

Subject to accounts and references.

A rent deposit will be required.



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