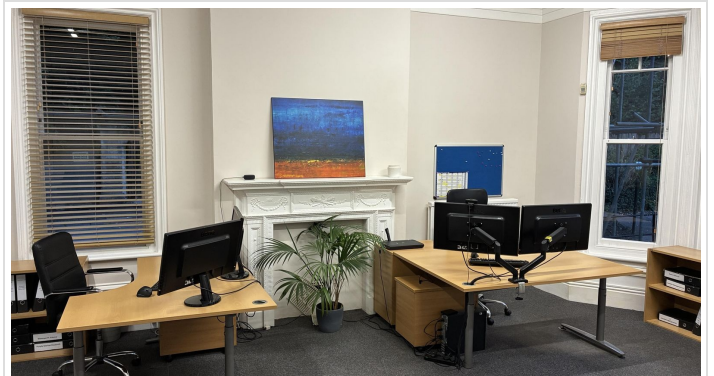
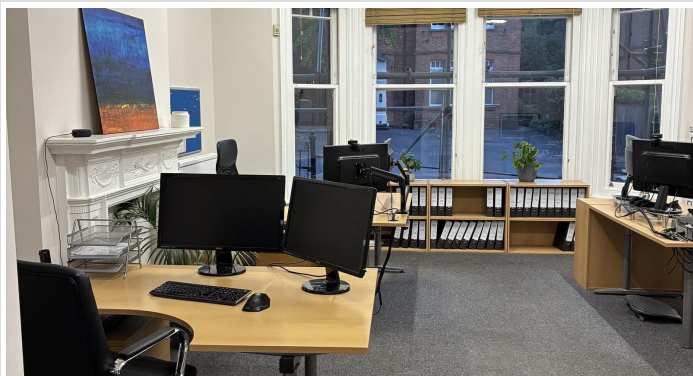


Office In 11-13 Lonsdale Gardens , Tunbridge Wells, TN1 1NU

£249,000



SHORT DESCRIPTION

Property Ref: 17516 This exceptional three-room office suite offers a prime investment or owner-occupier opportunity in the heart of Tunbridge Wells. Thoroughly light and airy, the premises blends historic charm with modern functionality, featuring striking period elements and large, elegant sash windows. The versatile layout flows seamlessly from a welcoming main front office into a dedicated kitchen and storage area, leading through to a private rear office. Situated within a well-maintained, multi-occupied character building, this suite places your business in a highly desirable and collaborative professional hub. Key Features Prime Location: Situated at the end of Lonsdale Gardens, a prestigious and highly sought-after road for professional businesses in central Tunbridge Wells. Excellent Connectivity: Unbeatable transport links, located within a short 5-minute walk of both the mainline train station and major bus routes. Period Charm: Character-rich workspaces boasting beautiful Victorian features and expansive sash windows that flood the rooms with natural light. Functional Layout: Comprises a spacious front office, a central kitchen and storage zone, and a quiet rear office ideal for meetings or focused work. Parking: The office has a dedicated parking space and access to permit parking for the road outside of the office Property Type: Office Full selling price: £249000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 979 Yearly Ground Rent Cost: £250.00 Yearly Management Cost: £7031.00 Measurement: 777 sq.ft. Parking: Allocated, Permit Heating Type: Double Glazing Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

0

Bed Room(s)

0

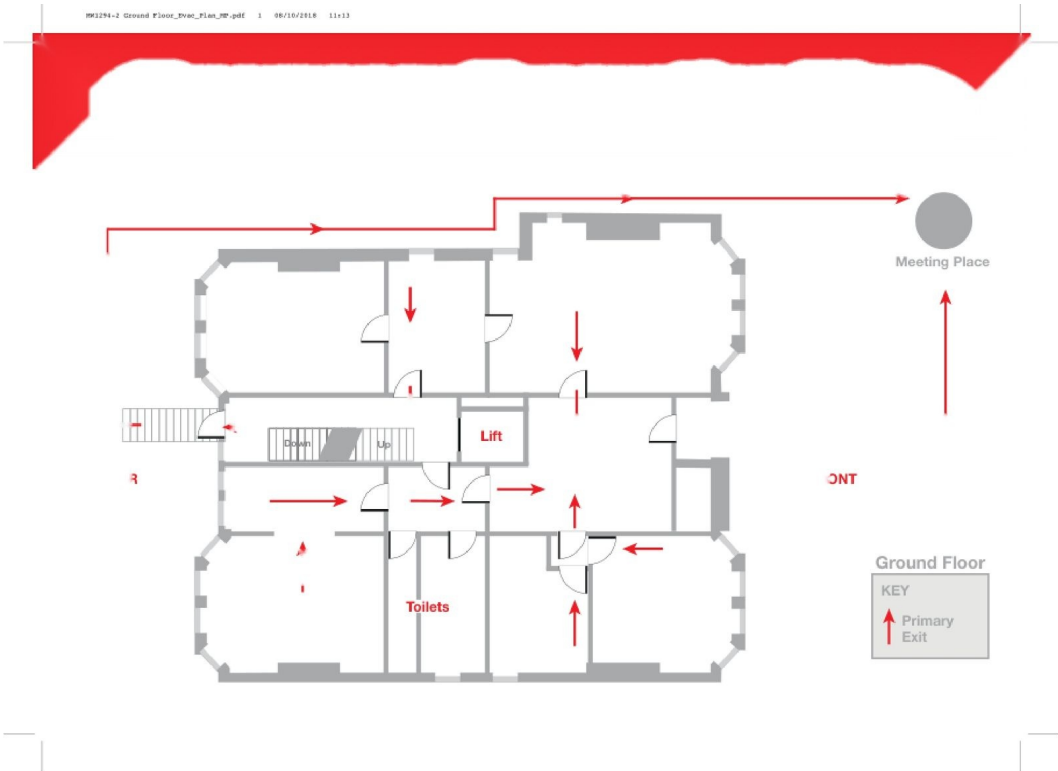
Bath Room(s)

0

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

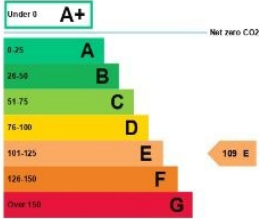
Property type	Offices and Workshop Businesses
Total floor area	37 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

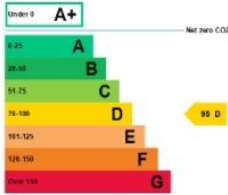
Property type	Offices and Workshop Businesses
Total floor area	30 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

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