



Office / Medical Space To Let

First Floor
72-74 Calverley Road
Tunbridge Wells
TN1 2UJ

Size
1,218 sq ft (113.15 sq m)

Rent
£17,500 per annum exclusive
(£14.36 psf)

Rates Payable
TBC

Service Charge
TBC

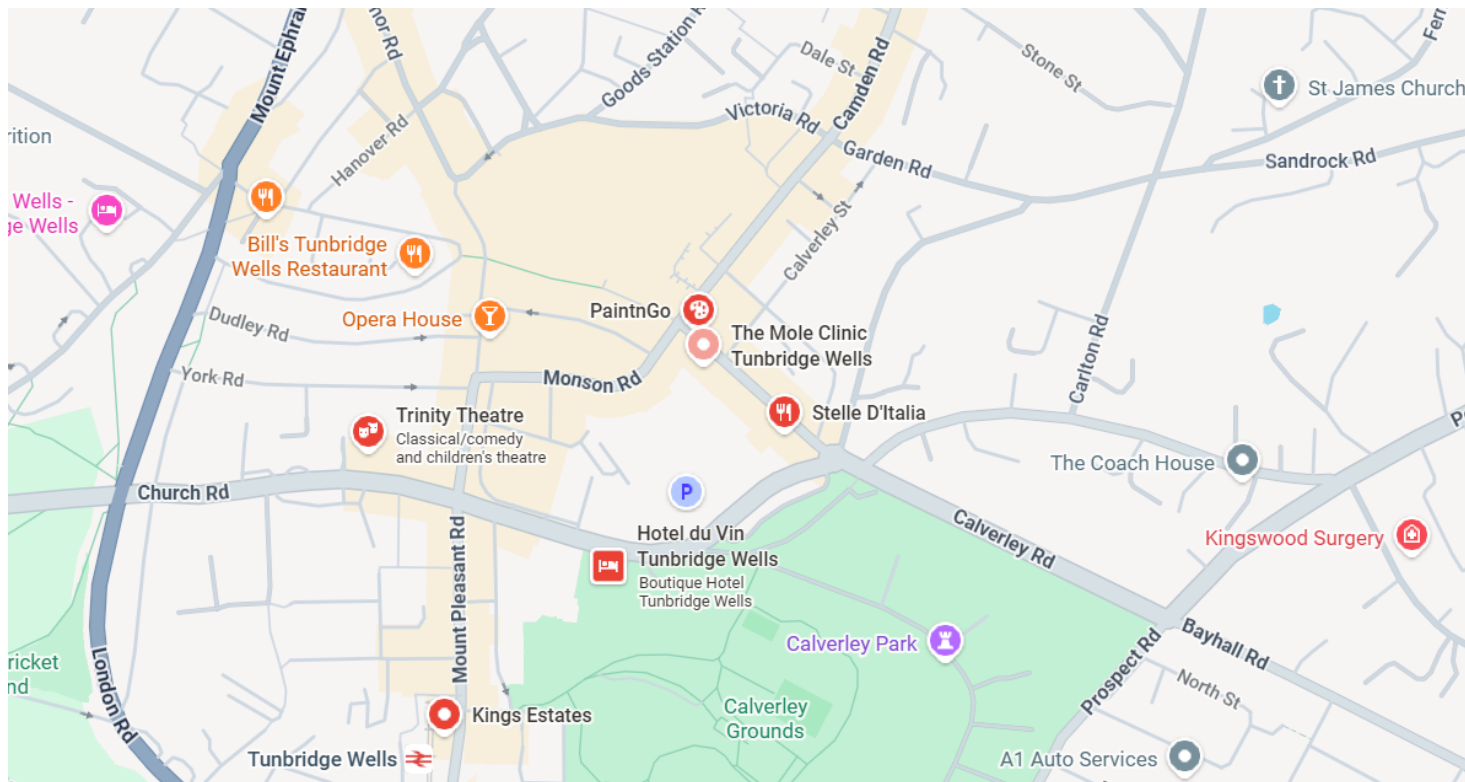
- Direct street access
- Kitchenette
- Suitable for medical / office occupiers
- Affluent location
- Use class E
- EPC C

OFFICE/MEDICAL SPACE TO LET

Location

Prominently situated on Calverley Road near Monson Road and the Royal Victoria Shopping Centre, this property sits in the heart of affluent Royal Tunbridge Wells.

Tunbridge Wells Station is a five-minute walk away, offering direct rail connections to London Bridge in ~50 minutes. The location benefits from excellent local bus routes, extensive parking nearby (including Crescent Road Car Park's 1,085 spaces), and a strong surrounding mix of national and independent brands such as Giggling Squid, Magnet Kitchens, and Cook.



Description

The available suite sits on the first floor. The Mole Clinic are based on the ground floor who are market leading skin treatment operator. The first floor would be perfect for another medical company but all uses under use class E are also considered.

Accessed via road level, this first-floor space features two large, open-plan areas fronting Calverley Road, with a kitchenette and WCs to the rear.

Lease Terms

Available by way of sublease. The head lease is subject to Break options in 2031 and 2036 and expires 2041.

Floor Area

First	1,218 sq ft (113.15 sq m)
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Viewings by appointment with agents,
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