



chartered surveyors  
and property consultants



**Mount Pleasant House • 2-6 Lonsdale Gardens • Tunbridge Wells • Kent • TN1 1HJ**  
**Air conditioned & refurbished open plan office space - 1350 sq ft – 4 on-site secure parking spaces.**





Library Photo



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## Location

This property is situated in Lonsdale Gardens in a central position very close to Tunbridge Wells main line station, with a regular service to London Bridge, Waterloo East, Cannon Street, and Charing Cross. A typical journey time is around 50 minutes. Lonsdale Gardens links directly to the main retail district. There is therefore a wide range of leisure and retail facilities close at hand.

## Description

This purpose-built building is arranged over 4 floors with a reception area and car park on the ground and lower ground floor levels. These offices are located on the first floor. The offices benefit from terrace areas to the front. There is a small separate kitchen area. Communal Ladies and Gents WCs are located on alternate floors, and there is shower / locker room.

## Amenities

- **Refurbished space**
- **4 designated secure on-site parking spaces**
- **Air Conditioning**
- **Terrace**
- **Fully Accessible Raised Floor**
- **Ladies & Gents WCs**
- **Kitchen**
- **Lift**
- **Changing / Locker Room with Shower**

## Terms

New lease terms by arrangement.

## Rent

**£27,000 per annum**, exclusive of all other outgoings.  
Rent is subject to VAT.

## IMPORTANT NOTE:

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- (v) whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

**Subject to contract, availability & receipt of satisfactory references & accounts**

## COMMERCIAL

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