

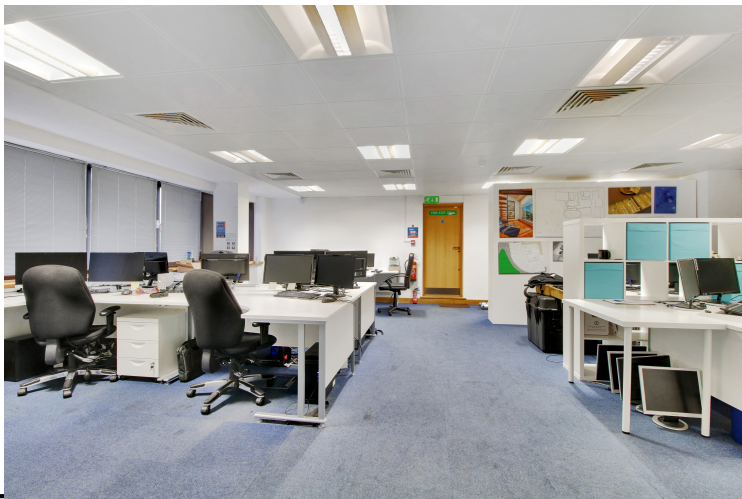


durlings

chartered surveyors
and property consultants

Mount Pleasant House • 2-6 Lonsdale Gardens • Tunbridge Wells • Kent TN1 1HJ

Open plan air-conditioned offices - To Let - 1350 sq ft



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and property consultants**

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, with a typical journey time of around 50 minutes. Lonsdale Gardens links directly to Mount Pleasant Road, the main retail district, where there is a wide range of leisure and retail facilities.

Description

This building is arranged over 4 floors with a principal reception area and a secure car park.

The subject office comprises the whole of the 1st floor. These offices are largely open plan, with two glazed partitioned (demountable) offices. There are communal ladies and gents' WCs located on alternate floors. There is also a separate changing room with a shower and lockers. These offices have an allocation of 4 on-site parking spaces.

Floor Area

1350 sq ft (125 sq m)

Amenities

- 4 Designated Parking Spaces
- Air Conditioning
- Fully Raised Accessible Floor
- Ladies & Gents WCs
- Carpeted
- Partitioned offices - demountable
- Lift
- Changing Room with Shower

Tenure

Leasehold - new terms available by arrangement.

Rent

£33,750 per annum, exclusive of all other outgoings.

Business Rates

The rateable value is £22,500. Interested parties are advised to confirm the actual amount payable directly with Tunbridge Wells Borough Council – 01892 526121

Service Charge

Details on request.

Legal Costs

Each party to bear their own legal costs.

IMPORTANT NOTE:

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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

Details prepared– 31.01.20

COMMERCIAL

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