



chartered surveyors
and property consultants



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

Air Conditioned & Refurbished Open Plan Office - 5142 sq ft (477.72) - To Let - 17 car spaces



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COMMERCIAL

Location

This property is situated in Lonsdale Gardens in a central position and a little over 350 ft to Tunbridge Wells main line station, with a regular service to London Bridge, Waterloo East, Cannon Street, and Charing Cross with a journey times from 50 minutes. Lonsdale Gardens links directly to the main retail district where there is a wide range of leisure and retail facilities close at hand.

Description

Mount Pleasant House is arranged over 4 floors via a reception area and underground car park.

The subject office comprises the whole of the 4th floor with a dedicated front reception / waiting area.

These offices are largely open plan with 6 partitioned (demountable) offices, along with a separate kitchen, and server room. There are communal Ladies and Gents WCs located on alternate floors.

The offices are subject to redecoration.

This floor has an allocation of 17 on-site parking spaces.

Floor Area

4th floor:

5142 sq ft (477.72 sq m)

Amenities

- 17 Designated Parking Spaces
- Air Conditioning
- Raised Floor
- Ladies & Gents WCs
- Kitchen Facilities
- Carpeted
- Dedicated front reception / waiting area
- Lift
- Changing / locker room with shower

Tenure

Leasehold - new terms available by arrangement.

Rent

£128,550 per annum, exclusive of all other outgoings. The rent is subject to VAT.

Business Rates

The rateable value is £80,500. Interested parties are advised to confirm the amount 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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- (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

Details prepared 31.10.19

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