



**Cheltenham House • 62 Mount Pleasant Road • Tunbridge Wells • Kent TN1 1RB**  
**Refurbished Offices - To Let - 145 & 185 sq ft remaining - \*\*Rents from £2950 pax\*\***



**chartered surveyors  
and property consultants**

## Location

Cheltenham House is situated in a central position on Mount Pleasant Road and in front of Calverley Park. Mount Pleasant Road has a wide range of retail and leisure facilities close at hand, and the main line train station is within a minutes' walk, providing a frequent direct service to London Stations - London Bridge, Waterloo East, Cannon Street and Charing Cross, with a typical journey time of around 50 minutes. There is covered public parking available at The Great Hall car park, again within a minutes' walk. Annual season tickets are also available on both Mount Pleasant Avenue (immediately to the rear of the building) and for The Great Hall car park – subject to availability – further details on request.

## Description

A distinctive period building offering newly refurbished offices over 1<sup>st</sup> & 2<sup>nd</sup> floors, approached through a spacious reception hall. There are two suites on the first floor and a further three suites on the second. Each suite is open plan and self-contained. There is a new fully fitted communal kitchen on the 1<sup>st</sup> floor, and separate ladies & gents WCs on the 2<sup>nd</sup>.

These offices have been fully rewired along with the installation of a perimeter trunking system with ample double electric sockets, and wired voice & data points. There are new ceiling mounted LED lighting units throughout. Each suite also has a dedicated colour video door entry system.

## Floor Areas

### First Floor

Office 1 (front) - 340 sq ft (31.52 sq m)  
Office 2 (rear) - 395 sq ft (36.64 sq m)

### Second Floor

Office 3 (front) - 185 sq ft (17.23 sq m)  
Office 4 (front) - 145 sq ft (13.48 sq m)  
Office 5 (rear) - 410 sq ft (38.14 sq m)

## Rents (£ - pax)

**5950 – LET**  
**6950 – LET**

**3450**  
**2950**  
**6500 – LET**

## Terms

New lease terms by arrangement.

## Business Rates

To be assessed. If the suites are leased individually, we anticipate that each assessment will fall under the current valuation threshold to enable each tenant to qualify for Small Business Rates Relief, and no charge.

## Service Charge

The leases are to be on effective full repairing and insuring basis, by way of a landlord's service charge :-

3 – £1730 pa

4 – £1355 pa

Includes all utilities costs, but excludes telecoms / IT connection.

- **Subject to contract & lease**
- **Subject to receipt of satisfactory references & accounts.**
- **A rent deposit will be required**
- 



## COMMERCIAL

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