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chartered surveyors  
and property consultants

**Mount Pleasant House • 2-6 Lonsdale Gardens • Tunbridge Wells • Kent • TN1 1HJ**  
**Air conditioned & refurbished open plan office space - 5110 sq ft – 17 on-site secure parking spaces**

# COMMERCIAL

## Location

This property is situated in Lonsdale Gardens in a town centre position and very close to Tunbridge Wells` main line train 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 nearby.

## Description

This purpose-built building is arranged over 4 floors with a reception area and secure car parking on the ground and lower ground floor levels.

These newly refurbished offices are open plan and comprise the entire 2<sup>nd</sup> floor. The offices benefit from four large balconies on the front and rear elevations.

Communal Ladies and Gents WCs are located on alternate floors, along with a shower / locker room.

## Amenities

- **Newly refurbished space**
- **17 designated secure on-site parking spaces**
- **Air conditioned**
- **Suspended ceiling with integral LED lighting**
- **Private balconies**
- **Fully accessible raised floor**
- **Ladies & Gents WCs**
- **Lift**
- **Changing / Locker room with shower**

## Terms

New lease terms by arrangement.

## Rent

**£100,000 per annum**, exclusive of all other outgoings.

Rent is subject to VAT.

## Service Charge

A service charge will be applicable for the communal areas and facilities.

Details available on request.

## Business Rates

Details on application.

## IMPORTANT NOTE:

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





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