

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.

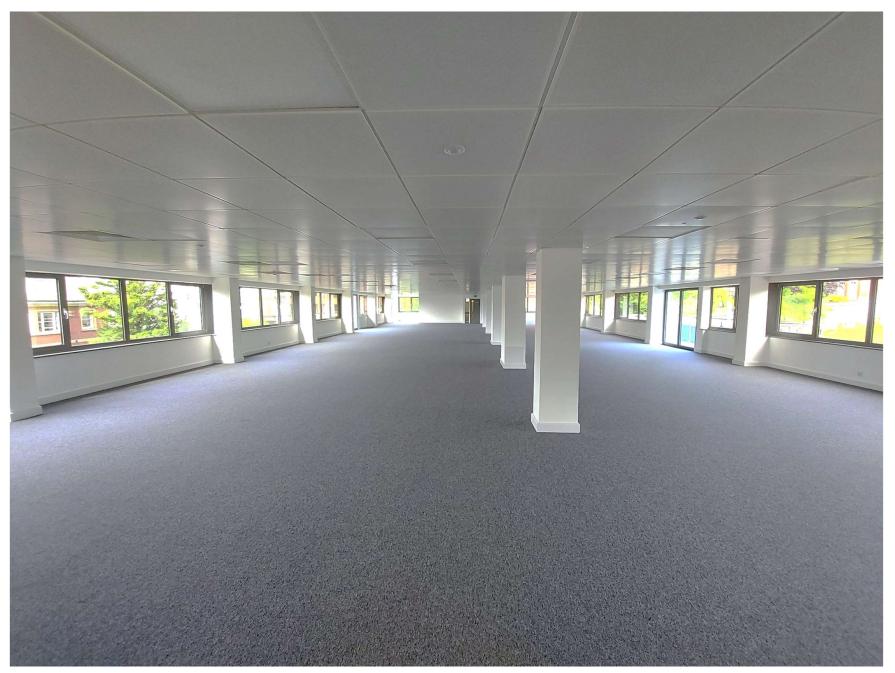
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#### Subject to contract, availability & receipt of satisfactory references & accounts





Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



