



Cheltenham House • 62 Mount Pleasant Road • Tunbridge Wells • Kent TN1 1RB
Refurbished Office Suite - To Let - 145 sq ft - **Rent - £2950 pax**



**chartered surveyors
and property consultants**

COMMERCIAL

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 comprising newly refurbished offices over 1st & 2nd floors, approached through a spacious reception hall. This suite is on the second floor. There is a new fully fitted communal kitchen on the 1st floor, and separate ladies & gents WCs on the 2nd. 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 Area

Office 4 (front) - 145 sq ft (13.48 sq m)

Rent (£ - pax)

2950

Terms

New lease terms by arrangement.

Business Rates

RV - £1150 - Small Business Rates Relief will apply, subject to certain qualifying factors, and thus no charge.

Service Charge

The leases are to be on effective full repairing and insuring basis, by way of a landlord's service charge: -
Office 4- £1355 pa - budget.
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**
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