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and property consultants

**Mount Pleasant House • 2-6 Lonsdale Gardens • Tunbridge Wells • Kent • TN1 1HJ**  
**Air conditioned & refurbished open plan office space - 1407 sq ft - 4 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 car park on the ground and lower ground floor levels.

These newly refurbished offices are open plan and located on the first floor. The offices benefit from large, decked terrace area to the front.

There is a newly installed kitchen area within the office.

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

## Amenities

- **Refurbished space**
- **4 designated secure on-site parking spaces**
- **Air Conditioned**
- **Communal Terrace Area**
- **Fully Accessible Raised Floor**
- **Ladies & Gents WCs**
- **Kitchen**
- **Lift**
- **Changing / Locker Room with Shower**

## Terms

New lease terms by arrangement.

## Rent

**£35,175 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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