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durlings
Refurbished
OFFICES
TO LET
225/333-580 sq ft
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Retail / Class E
TO LET

Cheltenham House • 62 Mount Pleasant Road • Tunbridge Wells • Kent TN1 1RB
Refurbished & Furnished Open Plan Office - To Let – 365 sq ft

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 retaining many original features comprising offices on the 1st 2nd and 3rd floors, approached through a spacious reception hall.

The available suite is newly refurbished and on the 1st floor overlooking Mount Pleasant Road. The office is furnished with 3 desks but has the capacity for 5 or 6 if required.

This office has its own kitchenette and there is an additional larger communal kitchen on the 2nd floor.

There are ladies & gents WCs on the 1st and 3rd floors.

There is a suspended ceiling with integral LED lighting and an air handling unit for heating and cooling.

These offices have been fully rewired with ample double electric sockets and wired voice & data points in recessed floor boxes.

There is a colour video door entry system.

Annual street parking permits are available to the rear of the building from Tunbridge Wells Borough Council – 01892 52121

Floor Area

Office 6 (front) - 365 sq ft (34 sq m)

Rent (£ - pax)

7,950

Terms

New lease term by arrangement.

Business Rates

To be assessed - Small Business Rates Relief will apply, subject to certain qualifying factors, and thus no charge.

Service Charge

The lease will be on an effective full repairing and insuring basis, by way of a landlord's service charge which includes all utilities costs but excludes electricity costs and telecoms / IT connection - full details on application.

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

Viewing Arrangements

Strictly by appointment and accompanied:

Rupert Farrant, rupert@durlings.co.uk or

Julie Chalmers, julie.chalmers@durlings.co.uk

01892 552 500

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