



durlings

chartered surveyors
and property consultants

durlings
**Refurbished
OFFICES
TO LET**
225/335-580 sq ft
01892 552 500
www.durlings.co.uk

Retail / Class E
TO LET

Cheltenham House • 62 Mount Pleasant Road • Tunbridge Wells • Kent TN1 1RB
Refurbished & Air Conditioned 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 refurbished and on the 1st floor overlooking Mount Pleasant Road.

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.

These 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)

8,750

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

01892 552 500

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



