



chartered surveyors  
and property consultants



**Cheltenham House • 62a Mount Pleasant Road • Tunbridge Wells • Kent TN1 1RB**  
**Refurbished Office - To Let - 185 sq ft**





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## 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 offering newly refurbished offices over Ground, 1<sup>st</sup> & 2<sup>nd</sup> floors, approached through a spacious reception hall. There are two suites on the ground floor; two suites on the first floor; and a further three suites on the second. Each suite is open plan and self-contained. There is a new fully fitted communal kitchen on the 1<sup>st</sup> floor, and separate ladies & gents WCs on the ground and 2<sup>nd</sup>. These offices are on the second floor and 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. Each suite also has a colour video door entry system.

## Floor Area

Second Floor  
Office 3 (front) - 185 sq ft (17.23 sq m)

## Rent (£ - pax)

**4000**

## Terms

New lease terms by arrangement. Available for occupation 1<sup>st</sup> April 2024.

## Business Rates

The rateable value is £2550. This assessment falls under the current valuation threshold to qualify for Small Business Rates Relief, and no charge.

## Service Charge

The leases are to be on effective full repairing and insuring basis, by way of a landlord's service charge. The cost for the current year is £1878.40 pa 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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## COMMERCIAL

**Contact Rupert Farrant  
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