

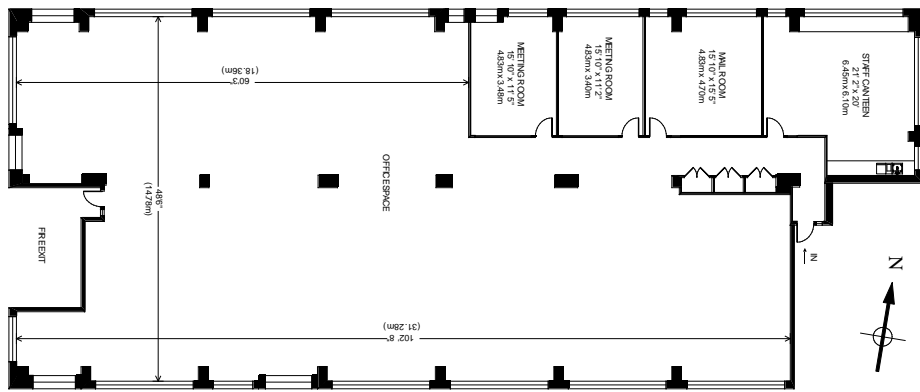


durlings

chartered surveyors
and property consultants

Mount Pleasant House • 2-6 Lonsdale Gardens • Tunbridge Wells • Kent • TN1 1HJ

Air Conditioned & Refurbished Open Plan Office – To Let - 5110 sq ft (474.73sq m) – With 17 car spaces



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Location

This property is situated in Lonsdale Gardens in a central position very close to Tunbridge Wells main line 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 close at hand.

Description

This building is arranged over 4 floors with a reception area and car park on the ground. The subject office comprises the whole of the 3rd & 4th floors. These office are largely open plan with partitioned (demountable) offices – see plan above. Kitchen facilities are available and communal Ladies and Gents WCs are located on alternate floors. Each floor has an allocation of 17 on-site parking spaces.

Accommodation

3rd floor:
5110 sq ft (474.73sq m)

Amenities

- Up to 34 Designated Parking Spaces
- Air Conditioning
- Raised Floor
- Ladies & Gents WCs
- Kitchen Facilities
- Carpeted
- Lift
- Changing Room with Shower

Tenure

Leasehold - new terms available by arrangement.

Rent

On application

Rates

The rateable value is £76, 500. Interested parties are advised to confirm the amount directly with Tunbridge Wells Borough Council – 01892 526121

Service Charge

Details on request.

Legal Costs

Each party to bear their own legal costs.

IMPORTANT NOTE:

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- 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;
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- 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.

Subject to contract, availability & receipt of satisfactory references & accounts

Details revised – 18.12.13

COMMERCIAL

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