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TO LET
[ON FLEXIBLE LEASE TERMS]

SMALL OFFICE SUITES
131 ft² [12.1m²] – 583 ft² [54.1m²]

LONSDALE HOUSE
7-9 LONSDALE GARDENS, TUNBRIDGE WELLS, KENT, TN1 1NU

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LOCATION

The property is located on Lonsdale Gardens in the heart of the professional district and close to Tunbridge Wells main line station. Train service to London Bridge, Waterloo East, Cannon Street, and Charing Cross, with a typical journey time of approx 60 minutes. Nearby occupiers include Thomson Snell & Passmore, Wells Associates and Creasey's Accountants.

DESCRIPTION

Lonsdale House is an imposing multi occupied period office building arranged over 4 floors, with pedestrian access at the front, from Lonsdale Gardens, and a dedicated car park to the rear, accessed from Vale Avenue, which leads directly off the London Road.

ACCOMMODATION

Accommodation available as follows:

First Floor

Unit F5 approx. 131 ft² [12.1 m²]

Unit F7 approx. 281 ft² [26.1 m²]

Lower Ground Floor

Unit L1 approx. 583 ft² [54.1 m²]

Amenities:

- Entry phone system
- Lift
- Ladies and Gents WC facilities
- Communal kitchen facilities
- Refurbished accommodation
- On site parking – available by separate negotiation, subject to availability.

LEASE

The offices are available on flexible lease terms. The provisions of sections 24 – 28 of Landlord & Tenant Act 1954 are to be excluded.

GUIDE RENTS

Unit F5 £3,250 per annum exclusive

Unit F7 £5,500 per annum exclusive

Unit L1 £9,500 per annum exclusive

Interested parties will be required to provide a rental deposit. The Landlord operates a service charge (further information available upon request).

BUSINESS RATES

Enquiries of VOA Website indicate the following Rateable Values will apply from April 2010:

Unit F5 – Rateable Value £1,750

Unit F7 – Rateable Value £3,800

Unit L1 – Rateable Value to be assessed

UBR for 2009/2010 is 48.5 pence in the £

Interested parties must rely upon own enquiries.

VIEWING

Strictly by appointment through sole letting agents – **Bracketts – 01892 533733**

Contact: Darrell Barber – darrell@bracketts.co.uk

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

13/11/09/DB

IMPORTANT NOTE

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

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- (v) Whilst we endeavour 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.



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