

est 1828  
**bracketts**



**REFURBISHED OPEN-PLAN OFFICES**

**APPROX. 2000FT<sup>2</sup> [185.8M<sup>2</sup>]**

**AVAILABLE SPRING 2010**

**TO LET**

**REFURBISHED TOWN CENTRE OFFICES  
APPROX. 2,000FT<sup>2</sup> [185.8M<sup>2</sup>]**

**SECOND FLOOR, 121 – 123 MOUNT PLEASANT ROAD, TUNBRIDGE WELLS,  
KENT, TN1 0QR.**

## TO LET

### REFURBISHED TOWN CENTRE OFFICES APPROX. 2,000FT<sup>2</sup> [185.8M<sup>2</sup>]

SECOND FLOOR  
121 – 123 MOUNT PLEASANT ROAD  
TUNBRIDGE WELLS  
KENT  
TN1 0QR

#### Location

Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London with a resident population of around 100,000 and an estimated catchment population approaching 200,000.

The property is a landmark building situated in the heart of Tunbridge Wells town centre with frontage onto Mount Pleasant Road.

#### Accommodation

Shared entrance and staircase leading to refurbished open-plan offices.

#### Second Floor

Offices:           Approx.   2,000ft<sup>2</sup> [185.8m<sup>2</sup>]

Ladies and Gents WC's

#### Amenities

- Newly refurbished
- Fully carpeted
- Gas fired central heating via radiators
- Town centre location
- Landmark building
- Self contained ladies and gents WC's
- Kitchenette

#### Lease

The premises are available by way of a new Full Repairing and Insuring Lease (via Service Charge) for a term to be agreed.

#### Guide Rent

£24,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

## VAT

We are advised that the rent will attract VAT.

## Rates

Enquiries of the VOA Website indicate that the premises have a Rateable Value of £17,000.

The UBR for 2009 / 2010 is 48.5 pence in the £.

Interested parties are strongly advised to make their own enquiries of the Local Authority to verify this information.

## Rental Deposit

The ingoing tenant may be required to provide a rental deposit as security against the tenant's compliance with all the covenants within the Lease.

## Legal Costs

Each party to pay own legal costs save that ingoing party will provide undertaking to pay any abortive costs incurred by the Landlord.

## Viewing

Strictly by prior appointment with the Sole Letting Agents **BRACKETTS**: contact Darrell Barber - telephone: 01892 533733 [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

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

21.01.10/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:

- 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;
- 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.
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- 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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