

**TO LET**

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Offices, coworking,  
virtual office  
and memberships

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**Regus** Work your way

**TO LET - Second Floor Office with Parking**  
Suites from 2,675ft<sup>2</sup> [248m<sup>2</sup>] to 5,014ft<sup>2</sup> [465.8m<sup>2</sup>]  
Pluto House, 6 Vale Avenue, Tunbridge Wells, Kent TN1 1DJ

*When experience counts...*

est. 1828  
**bracketts**

**TO LET**

**SECOND FLOOR OFFICE  
SUITES FROM 2,675FT<sup>2</sup>  
TO 5,014FT<sup>2</sup> [465.8M<sup>2</sup>]**

**PLUTO HOUSE  
6 VALE AVENUE  
TUNBRIDGE WELLS**

**KENT  
TN1 1DJ**



27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1JU

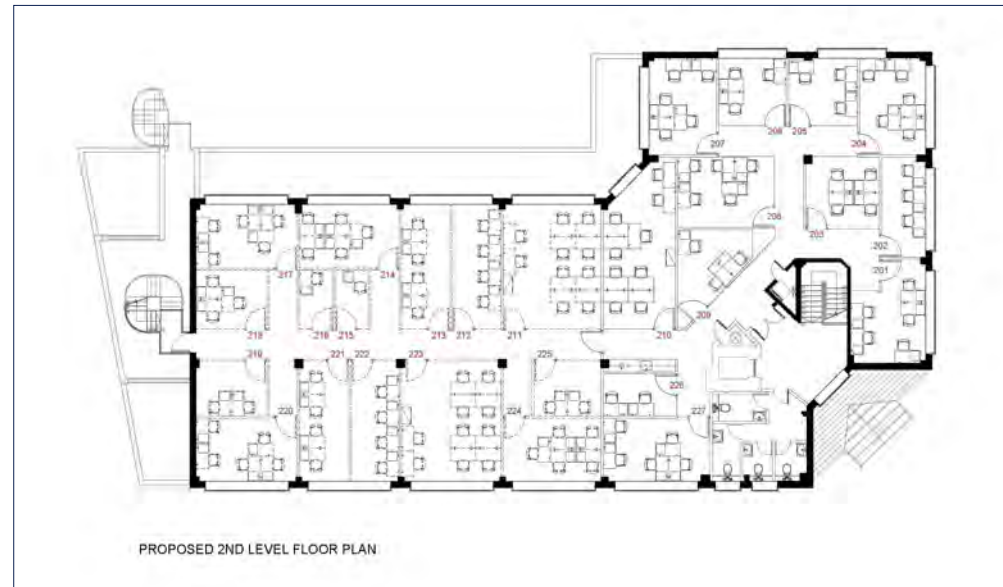
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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)		
Ultimate Life and Partners Ultimate House 1 Vale Avenue Tunbridge Wells, TN1 1JD	Energy rating <b>D</b>	Valid until 14 January 2021 Certificate number: EP19-0833-4353-1999-2882
Property type	B1 Offices and Workshop businesses	
Total floor area	1532 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is D.		
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built: <b>29 (B)</b>		
If typical of the existing stock: <b>65 (D)</b>		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

## LOCATION / SITUATION

The property is located on the southern side of Vale Avenue within the heart of the professional business district and close to both Tunbridge Wells mainline station and the Torrington Multi-storey car park.

There are excellent nearby shopping and leisure facilities available on the High Street and Mount Pleasant Road.

## DESCRIPTION

Predominantly open plan second floor suite within an imposing purpose built office building with lift and parking. The accommodation has been fitted to our clients CAT A standard.

The ground and first floors are operating as a Regus Business Centre (opened January 2023) providing serviced offices, meeting rooms, co-working space and virtual offices.

Our client will consider granting a lease of the whole floor or may sub-divide to create a number of smaller suites.

## ACCOMMODATION

Second Floor:

Suites from 2,675ft<sup>2</sup> [248m<sup>2</sup>] to 5,014ft<sup>2</sup> [465m<sup>2</sup>]

Parking - Spaces to be confirmed

### Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

## LEASE / LICENCE

The office is available by way of a new effective full repairing and insuring lease for a term to be agreed.

Alternatively our client may consider more flexible inclusive lease / licence terms.

The provisions of sections 24 – 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from any lease / licence.

## GUIDE RENT

Upon application - will be dependant upon basis of occupation.

We are advised that the rent / licence fee will attract VAT.

If the premises are let on traditional effective FRI terms a service charge will be applicable.

## RENTAL DEPOSIT

The ingoing Tenant will be required to provide a rental deposit to be held throughout the term.

## BUSINESS RATES

To be assessed - depending upon basis of occupation / type of lease / licence granted.

## LEGAL COSTS

Each party to pay their own legal costs.

## VIEWING

Strictly by prior appointment with the sole letting agent: Bracketts

Contact:

Darrell Barber MRICS

[darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

Tel: 01892 533733



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

14.02.23.DB

