

TO LET



TO LET - TOWN CENTRE OFFICE IN LANDMARK BUILDING

Approx. 2,596ft² [241.2m²] with Parking

Part 4th Flr, Mount Pleasant Hs, 2-6 Lonsdale Gdns, Tunbridge Wells TN1 1HJ

est. 1828
bracketts

TO LET

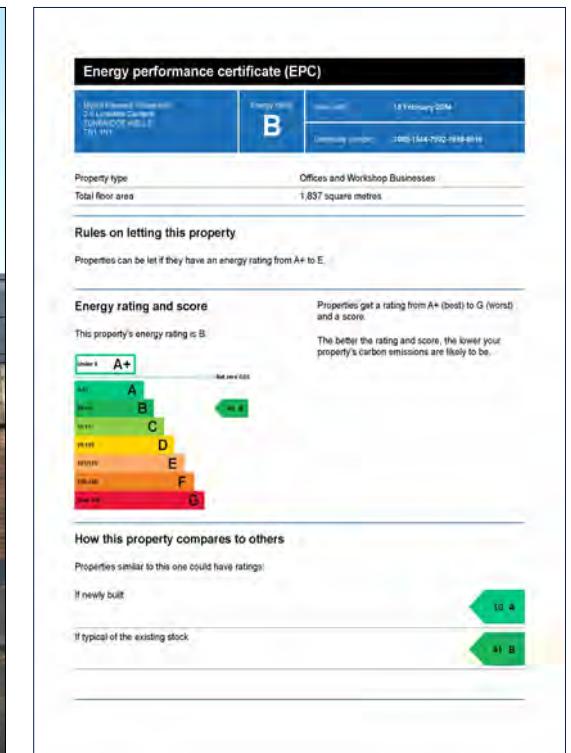
**CONTEMPORARY
TOWN CENTRE OFFICE WITH
PARKING**

APPROX. 2,596FT² [241.2M²]

**PART 4TH FLOOR
MOUNT PLEASANT HOUSE
2-6 LONSDALE GARDENS
TUNBRIDGE WELLS
KENT
TN1 1HJ**



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Kent
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Tel: (01732) 350503



LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London. The town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 motorway and there is a frequent train service to the Capital.

The property occupies a prominent position close to the junction of Mount Pleasant Road and Lonsdale Gardens. The building is well positioned to access town centre facilities and Tunbridge Wells mainline station.

DESCRIPTION

Contemporary fourth floor office within a purpose built, landmark building. The property benefits from communal ground floor reception hall and undercroft parking.

AMENITIES

- Air conditioned
- Kitchen/break-out area
- 3 private balconies
- 2 glazed meeting rooms
- Glazed boardroom
- Door entry system
- 8 designated secure on-site parking spaces
- Lift (600KG)
- Communal ladies & gents WCs
- Communal locker Room with shower

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.

ACCOMMODATION

Fourth Floor:

Open plan office Approx. 2,596ft² [241.2m²]*
plus 3 private balconies

Note: an adjoining suite of 1,448ft² [134.5m²] is also available.

LEASE

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

The provisions of Section 24 – 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded.

GUIDE RENT

£56,250 per annum exclusive.

The rent to be paid quarterly in advance on the usual quarter days.

SERVICE CHARGE

A fixed service charge will be payable for the communal areas and facilities. Details available upon request.

VAT

We understand that the Landlord does currently charge VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the office suite has a Rateable Value of £62,000 from 1 April 2026.

The standard multiplier for 2025/2026 is 55.5 pence in the £.

Interested applicants are strongly advised to make their own enquiries of the Local Rating Authority.

VIEWING

Strictly by prior appointment through the Sole Letting Agents Bracketts - 01892 533733

Darrell Barber MRICS

E: darrell@bracketts.co.uk

M: 07739535468

*Floor areas are provided by the Landlord. Any interested applicant must rely upon its own inspection and measurements.

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

27.01.26/DB

