

TO LET – TOWN CENTRE OFFICE IN LANDMARK BUILDING

Approx 130.7m^2 [1,406ft^2] with Parking

FF Mount Pleasant House, 2-6 Lonsdale Gardens, Tunbridge Wells, TN1 1HJ

When experience counts...

est. 1828

bracketts

TO LET

REFURBISHED OPEN PLAN TOWN CENTRE OFFICE WITH PARKING

APPROX. 130.7M² [1,406FT²]

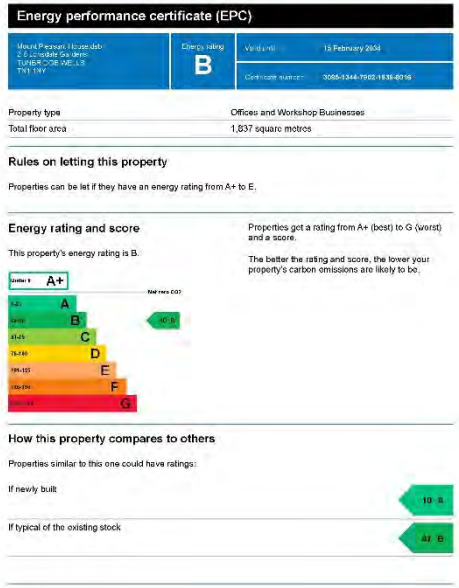
MOUNT PLEASANT HOUSE
2-6 LONSDALE GARDENS
TUNBRIDGE WELLS
KENT
TN1 1HJ

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Energy performance certificate (EPC)

Property type	Offices and Workshop Businesses
Total floor area	1,837 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

If typical of the existing stock

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

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

AMENITIES

- Contemporary open plan suite
- Air conditioned
- Fitted carpet tiles
- Door entry system
- Raised floors with floor boxes
- 4 designated secure on-site parking spaces
- Teapoint
- Lift (600KG)
- Communal ladies & gents WCs
- Communal locker room with shower

ACCOMMODATION

First Floor:

Approx. 130.7m² [1,406ft²]*

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

£31,635 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

To be assessed.

The small business rates multiplier for 2026 / 2027 is 43.2 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
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, receipt of satisfactory references & subject to AML due diligence, deposits, etc.

REV.03.11.26/DB

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.







