

TO LET - TOWN CENTRE OFFICES IN LANDMARK BUILDING Approx. 1,428ft² [132.7m²] & 1,003ft² [93.2m²] with Parking SF Mount Pleasant House, 2-6 Lonsdale Gardens, Tunbridge Wells TN1 1HJ

bracketts

TO LET

REFURBISHED OPEN PLAN TOWN CENTRE OFFICES WITH PARKING

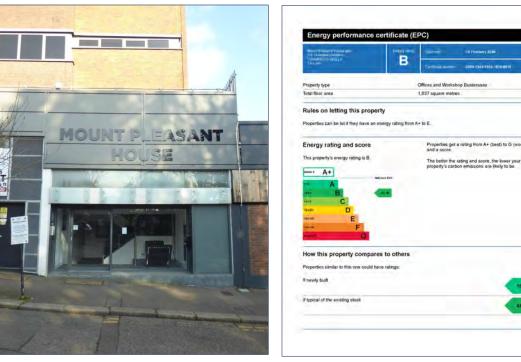
APPROX. I,428FT² [132.7M²] & APPROX. I,003FT² [93.2M²]

MOUNT PLEASANT HOUSE 2-6 LONSDALE GARDENS TUNBRIDGE WELLS KENT TNI IHJ



27/29 High Street Tunbridge Wells Kent TNI IUU Tel: (01892) 533733 Fax: (01892) 512201 E-mail: tunbridgewells@bracketts.co.uk www.bracketts.co.uk Also at 132 High Street, Tonbridge, Kent 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

Two refurbished second floor suites within a purpose built, landmark office building. The property benefits from communal ground floor reception hall and undercroft parking. The suites are available individually or as a pair.

AMENITIES

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

ACCOMMODATION

Second Floor:

North officeApprox. 1,428ft² [132.7m²]*South officeApprox. 1,003ft² [93.2m²]*

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

North Office£32,130 per annum exclusiveSouth Office£22,568 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 2025/2026 is 49.9 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: <u>darrell@bracketts.co.uk</u> 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.

13.03.25/DB

Important Notice:

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