

TO LET



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

est. 1828
bracketts

TO LET

**REFURBISHED OPEN PLAN
TOWN CENTRE OFFICES
WITH PARKING**

APPROX. 1,428FT² [132.7M²]

&

APPROX. 1,003FT² [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



Energy performance certificate (EPC)		
Mount Pleasant House 2-6 Lonsdale Gardens Tunbridge Wells TN1 1HJ TNI IUU	Energy rating: B	Valid until: 15 February 2024 Certificate number: 2085-1544-7932-1816-6016
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		10 A
If typical of the existing stock		41 D

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

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

Second Floor:

North office	Approx. 1,428ft² [132.7m²]*
South office	Approx. 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 exclusive
South 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: 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.

