



chartered surveyors
and property consultants

Cheltenham House • 62a Mount Pleasant Road • Tunbridge Wells • Kent TN1 1RB

Refurbished Office - To Let - 395 sq ft



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Location

Cheltenham House is situated in a central position on Mount Pleasant Road and in front of Calverley Park. Mount Pleasant Road has a wide range of retail and leisure facilities close at hand, and the main line train station is within a minutes' walk, providing a frequent direct service to London Stations - London Bridge, Waterloo East, Cannon Street and Charing Cross, with a typical journey time of around 50 minutes. There is covered public parking available at The Great Hall car park, again within a minutes' walk. Annual season tickets are also available on both Mount Pleasant Avenue (immediately to the rear of the building) and for The Great Hall car park – subject to availability – further details on request.

Description

A distinctive period building offering newly refurbished offices over Ground, 1st & 2nd floors, approached through a spacious reception hall. There are two suites on the ground floor; two suites on the first floor; and a further three suites on the second. Each suite is open plan and self-contained. There is a new fully fitted communal kitchen on the 1st floor, and separate ladies & gents WCs on the ground and 2nd. These offices are on the first floor and have been fully rewired along with the installation of a perimeter trunking system with ample double electric sockets, and wired voice & data points. There are new ceiling mounted LED lighting units. These offices also have a colour video door entry system.

Floor Area

First Floor

Office 2 (rear) - 395 sq ft (36.70 sq m)

Rent (£ - pax)

9,500

Terms

New lease terms by arrangement.

Business Rates

The Rateable Value is £5700. This assessment falls under the current valuation threshold to qualify for Small Business Rates Relief, with no charge.

Service Charge

The leases are to be on effective full repairing and insuring basis, by way of a landlord's service charge which includes all utilities costs but excludes telecoms / IT connections. The approximate cost equates to £10/ sq ft per annum. Full details on application.

- **Subject to contract & lease**
- **Subject to receipt of satisfactory references & accounts.**
- **A rent deposit will be required**

COMMERCIAL



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