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durlings  
Refurbished  
OFFICES  
TO LET  
225/333-580 sq ft  
01892 552 500  
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Retail / Class E  
TO LET

**Cheltenham House • 62 Mount Pleasant Road • Tunbridge Wells • Kent TN1 1RB**  
**Refurbished Office - To Let – 225 sq ft**

# COMMERCIAL



## 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 retaining many original features comprising offices on the 1<sup>st</sup> 2<sup>nd</sup> and 3<sup>rd</sup> floors, approached through a spacious reception hall.

The available suite is newly refurbished and is situated immediately off the entrance hall.

This office has its own kitchenette and there is an additional larger communal kitchen on the 2<sup>nd</sup> floor.

There are ladies & gents WCs on the 1<sup>st</sup> and 3<sup>rd</sup> floors.

There are ceiling mounted LED light cassettes. There is a wall mounted thermostatic electric heating unit.

These offices have been fully rewired with ample double electric sockets.

There is a colour video door entry system.

Annual street parking permits are available to the rear of the building from Tunbridge Wells Borough Council – 01892 52121

## Floor Area

Office 7 - 225 sq ft (19.7 sq m)

## Rent (£ - pax)

5,750

## Terms

New lease term by arrangement.

## Business Rates

Small Business Rates Relief will apply, subject to certain qualifying factors, and thus no charge.

## Service Charge

The lease will be on an effective full repairing and insuring basis, by way of a landlord's service charge which includes all utilities costs and electricity costs - full details on application. . Telecoms / IT connections and costs are the responsibility of the ingoing tenant.

## Viewing Arrangements

Strictly by appointment and accompanied:

Rupert Farrant, [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk) or

Julie Chalmers, [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)

**01892 552 500**

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

