

TUNBRIDGE WELLS, KENT 185 SQ FT APPROX.



LEASEHOLD **TO LET**



REFURBISHED OFFICE TO LET

CHELTENHAM HOUSE, 62A MOUNT PLEASANT ROAD, TUNBRIDGE WELLS,
KENT, TN1 1RB

RENT £4,000 PAX

SALISBURY & Co.

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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 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 a newly refurbished office on the 2nd floor, approached through a spacious reception hall. This office is open plan and self-contained, has been fully rewired along with the installation of a perimeter trunking system with ample double electric sockets, and wired voice and data points. There are new ceiling mounted LED lighting units. The office also has a colour video entry system.

There is a new fully fitted communal kitchen on the 1st floor and separate ladies & gents WC's on the ground and 2nd floors.

FLOOR AREAS

Second Floor	Sq ft	Sq m	Rents (pax)
Office 3 (front)	185	17.19	£4,000

TERMS

New lease terms by arrangement.

BUSINESS RATES

The Ratable Value is £5,700. This assessment falls under the current valuation threshold to qualify for Small Business Rates Relief, with no charge.

SERVICE CHARGE

The lease is 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 connection. 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

ANTI MONEY LAUNDERING

To comply with the Money Laundering Regulations 2017, it is legally required to verify the identity of all tenants. We will require photographic identification and proof of address for all individuals involved.

FEATURES

Newly Refurbished
Central Location
Video Entryphone
Perimeter Trunking
Central Heating
Carpeting

VIEWING

Strictly by prior appointment via the joint sole agents:

Salisbury & Co. **01732 463 205**

Neil Salisbury - neil@salisburyand.co

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