

TUNBRIDGE WELLS, KENT 365 SQ FT APPROX.

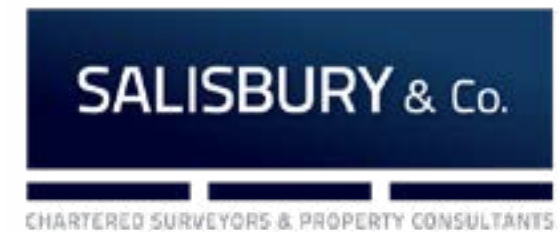
LEASEHOLD **TO LET**



REFURBISHED OFFICE TO LET

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

RENT £8,500 PAX



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 1st floor, approached through a spacious reception hall. The office has it's own kitchenette and there is an additional larger communal kitchen on the 2nd floor.

There are ladies & gents WC's on the 1st and 3rd floors.

The office has been fully rewired with ample double electric sockets and wired voice & data points. Plus a colour video door entry system.

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

Rupert Farrant, rupert@durlings.co.uk or

Julie Chalmers, julie.chalmers@durlings.co.uk

Durlings **01892 552 500**

**FLOOR AREAS**

	Sq ft	Sq m	Rents (pax)
Office 6 (front)	365	34	£8,500

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. Full details on application.

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

TERMS

New lease terms by arrangement.

BUSINESS RATES

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

SALISBURY & Co.

CHARTERED SURVEYORS & PROPERTY CONSULTANTS



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