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chartered surveyors
and property consultants

B4 Speldhurst Business Park • Langton Road • Speldhurst (Tunbridge Wells) • Kent TN3 0AQ

Self-contained open plan offices - To Let - 700 sq ft (65 sq m)



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Location

Speldhurst Business Park is in an easily accessible location situated on the Langton Road, on the outskirts of Speldhurst. And close to Tunbridge Wells. The property is a former equestrian centre, having undergone comprehensive conversion and refurbishment around 2004.

Description

A self-contained, ground floor office suite, within Building B, offering open plan carpeted office space.

There is dual aspect natural light, through double glazed timber framed windows, with views over a lawned area and the fields beyond.

The building has been clad with stained timber boards.

The unit has its own kitchenette/tea point, along with ladies & gents wcs.

These offices are carpeted throughout, have window blinds, cat. II lighting cassettes, and perimeter dado level trunking for electrical, voice and data points.

There is space to park cars within the main car park, to the front of the block.

Floor Area

Net Internal Area - 700 sq ft (65 sq m).

Terms

New lease by arrangement.

Rent

£9850 per annum, exclusive of all other outgoings.

Business Rates

Rateable Value of £7100.

Small Business Rates Relief may be applicable – subject to certain qualifying factors – if qualified, then the rates payable for the period ending 31/03/15 will be nominal. Interested parties are advised to clarify this information directly with Tunbridge Wells Borough Council – 01892 526121.

Service Charge

An estate charge of approximately £400 per quarter is levied. Fuller details available on request

Viewing

By appointment through sole letting agent's offices – Durlings – 01892 552500 / office@durlings.co.uk

**Subject to contract. Proof of funding will be required.
Subject to accounts and references.**

IMPORTANT NOTE:

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Details prepared - 20th August 2014

COMMERCIAL

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