



durlings

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)



**chartered surveyors
and property consultants**

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

£9,000 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:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents. Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Details Revised 01.10.15

COMMERCIAL

Contact **Rupert Farrant**
or **Julie Chalmers** on
01892 552 500
rupert@durlings.co.uk
julie.chalmers@durlings.co.uk
www.durlings.co.uk

22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

