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**B8 Speldhurst Business Park • Langton Road • Speldhurst (Tunbridge Wells) • TN3 0AQ**

**For Sale - 805 sq ft (74.77 sq m)**

## 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, first floor office suite, within Building B, offering open plan office space.

There is excellent 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 exclusive ladies & gents wcs.

These offices are carpeted throughout, 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.

## Tenure

Purchase of a 999 year lease from 29<sup>th</sup> September 2007.

There is an annual ground rent currently £200 per annum (subject to periodic increase)

## Guide Price

£189,500

## Business Rates

Ratable Value is £9,600. Small Business Rates relief will apply, subject to qualifying factors. Contact Tunbridge Wells Borough Council to confirm amount payable – 01892 526121.

## Service Charge

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

## Viewings

By appointment and accompanied through sole agent's offices – Durlings – **01892 552500** / [office@durlings.co.uk](mailto:office@durlings.co.uk)

**Subject to contract.**

**Proof of funding will be required.**

## Important Note

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**COMMERCIAL**

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