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chartered surveyors
and property consultants

Speldhurst Business Park – Unit A1 • Langton Road • Speldhurst (Tunbridge Wells) • Kent TN3 0NR

Self contained ground floor office unit - To Let - 560 sq ft (52 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. The property is a former equestrian centre, having recently a comprehensive conversion and refurbishment in 2006/2007. There is ample on-site parking to the front and side.

Description

A ground floor office suite, within Building A offering open plan carpeted office space. The building has been clad in stained timber. The unit has its own kitchenette/tea point, and exclusive male and female WC's. These offices are carpeted throughout, window blinds, cat.II lighting cassettes, and perimeter dado level trunking for electrical, voice and data points. There are designated parking spaces with these offices.

Floor Area

Net Internal Area - **560 sq ft** (52 sq m)

Tenure

A new is available on terms to be agreed

Rent

£6950 per annum, exclusive of all other outgoings.

Business Rates

The Rateable Value is £6700. Small Business Rates Relief may be applicable – subject to certain qualifying factors – if qualified, then the rates payable will be nominal. Interested parties are advised to clarify this information directly with Tunbridge Wells Borough Council – 01892 526121.

Service Charge

To be advised.

Viewing

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

Subject to contract, accounts and references – a rent deposit will be required.

IMPORTANT NOTE:

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Details prepared – 24.12.14

