



TO LET  
REFURBISHED OPEN PLAN OFFICES  
SUITES FROM 407FT<sup>2</sup> [37.8M<sup>2</sup>] – 4154FT<sup>2</sup> [385.9M<sup>2</sup>]

SPELDHURST PLACE, SPELDHURST ROAD, SOUTHBOROUGH,  
ROYAL TUNBRIDGE WELLS, KENT, TN4 0JB

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**SOUTHBOROUGH**  
**ROYAL TUNBRIDGE WELLS**  
**KENT**  
**TN4 OJB**

**LOCATION:**

The property is located within Southborough approximately 3 miles north of Tunbridge Wells town centre. The property fronts on to Speldhurst Road close to its junction with London Road (A26).

The A26 provides direct access (via the A21) with Junction 5 of the M25.

**DESCRIPTION:**

Speldhurst Place comprises a purpose built office building, constructed during the early 1990's with attractive brick elevations and architectural detail. There is ample parking to the front of the building.

The building is predominantly open-plan and provides scope for our client to create units of varying sizes.

**ACCOMMODATION:**

The building can be sub-divided to create suites ranging from 407ft<sup>2</sup> [37.8m<sup>2</sup>] to 4,154ft<sup>2</sup> [385.6m<sup>2</sup>]

Ground Floor (RHS)	approx.	1,115ft <sup>2</sup> [103.5m <sup>2</sup> ]
Ground Floor (LHS)	approx.	903ft <sup>2</sup> [83.8m <sup>2</sup> ]
First Floor (RHS)	approx.	1,194ft <sup>2</sup> [110.9m <sup>2</sup> ]
First Floor (LHS 1)	approx.	407ft <sup>2</sup> [37.8m <sup>2</sup> ]
First Floor (LHS 2)	approx.	535ft <sup>2</sup> [49.7m <sup>2</sup> ]

**TOTAL NIA** approx. **4,154ft<sup>2</sup> [385.9m<sup>2</sup>]**

**AMENITIES:**

- Newly refurbished
- Carpeted
- Voice & data floor boxes
- Suspended ceilings with integrated lighting
- Ladies and gents WC facilities
- 26 on site car spaces (in total – some let)

**TENURE:**

The offices are available by way of new Full Repairing and Insuring Leases (via service charge) for a term to be agreed.

**GUIDE RENTS:**

Ground Floor (RHS) £14,000 p.a.x.

Ground Floor (LHS) £11,500 p.a.x.

First Floor (RHS) £15,000 p.a.x.

First Floor (LHS1) £5,000 p.a.x.

First Floor (LHS2) £6,500 p.a.x.

Interested parties will be required to provide a rental deposit.

**BUSINESS RATES:**

Enquiries of the VOA Website indicate that the premises are assessed for rates as follows:

GF (RHS) RV £18,250

GF (LHS) RV £14,500

FF (RHS) RV £17,750

FF (LHS1) RV £5,900

FF (LHS2) RV £7,300

The UBR for 2010 / 2011 is £41.4p in the £.

Interested parties are strongly advised to make their own enquiries of the Local Rating Authority to verify this information.

**SERVICE CHARGE:**

Further information upon request.

**VIEWING:**

Strictly by appointment through the Sole Agent, **BRACKETTS – Tel: 01892 533733 – Contact: Darrell Barber**  
Email: darrell@bracketts.co.uk

**SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.** Revised 10.05.10.DB

**IMPORTANT NOTE**

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27/29 High Street, Tunbridge Wells, Kent TN1 1JU  
Tel: (01892) 533733 Fax: (01892) 512201  
E-mail: [tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent TN9 1BB  
Tel: (01732) 350503 Fax: (01732) 359754