

FOR SALE



Library Photo

FOR SALE - First Floor Office within Rural Business Park  
NIA Approx. 539ft<sup>2</sup> [50.0m<sup>2</sup>] with Parking\*  
Unit A5 Speldhurst Business Park, Langton Road, Speldhurst TN3 0AQ

When experience counts...

est. 1828  
**bracketts**

**FOR SALE**

**FIRST FLOOR OFFICE  
WITHIN  
RURAL BUSINESS PARK**

**NIA APPROX. 539FT<sup>2</sup> [50.0M<sup>2</sup>]\***

**UNIT A5  
SPELDHURST BUSINESS PARK  
LANGTON ROAD  
SPELDHURST  
KENT  
TN3 0AQ**



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Tunbridge Wells

Kent

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

Also at 132 High Street, Tonbridge, Kent  
Tel: (01732) 350503

## LOCATION / SITUATION

Speldhurst Business Park is located on the outskirts of Speldhurst approximately 3.5 miles west of Royal Tunbridge Wells town centre.

Travelling from Tunbridge Wells take the A264 Langton Road. Turn right at the Hare Public House into Speldhurst Road and follow along. The entrance to the Business Park is on the right.

## DESCRIPTION

A former equestrian centre converted to create a modern business centre. Block A comprises a two storey weather boarded multi-occupied office building. Unit A5 is an open plan first floor suite.

## ACCOMMODATION

Communal entrance hall and stairwell leading to:

Open Plan Office: NIA approx. 539ft<sup>2</sup> [50.0m<sup>2</sup>]\*

\*including tea point/kitchenette and areas with head height below 1.5m

Ladies and Gents WCs

Right to park 2 cars (designated by Landlord)

## AMENITIES

- Air conditioned
- Vaulted ceilings
- Double glazed timber framed windows
- Teapoint
- Fitted carpet & desks / storage
- Loft space storage
- Ladies & Gents WCs
- Electric radiator

## TENURE

Residue of a 999 year ground lease from 29 September 2007 at a rent of £200 per annum subject to £50 uplift at expiry of each 25 year period of the term.

## GUIDE PRICE

£168,000 [ONE HUNDRED AND SIXTY EIGHT THOUSAND POUNDS]

We are advised that the sale price will not attract VAT.

## BUSINESS RATES

Enquiries of the VOA website indicate that the office has a Rateable Value of £5,500, increasing to £6,400 on 1 April 2026.

The small business non-domestic rating multiplier for 2025/2026 is 49.9 pence in the £.

Subject to satisfying certain criteria the Proposed Purchaser may qualify for small business rate relief. Interested parties are strongly advised to make their own enquiries of the local rating authority.

## SERVICE / ESTATE CHARGE

Further information available upon request.

## LEGAL COSTS

Each party to pay their own costs save that the Proposed Purchaser will provide an undertaking to pay any abortive legal costs incurred by the Vendor.

## VIEWING

Strictly by appointment through the sole agent  
**BRACKETTS – 01892 533733**  
Darrell Barber MRICS - [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)  
Mobile 07739 535468



## SUBJECT TO CONTRACT AND PROOF OF FUNDS.

### Important Notice:

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