

# Weald Court

101, 103 TONBRIDGE ROAD  
HILDENBOROUGH, TONBRIDGE TN11 9HL

Available  
September 2026



Grade A office premises with surface car parking in flexible setting with easy access to A21 and Tonbridge town centre with a rural outlook

From 200 sqm (2,152 sq ft) to 683 sqm (7,350 sq ft).

## TO LET





## DESCRIPTION

Weald Court is a detached, three storey, purpose-built office building providing modern, open plan office accommodation on ground and first floor levels.

- Prominent building
- Open plan accommodation
- LED Lighting
- Heating and cooling via air-conditioning
- Mechanical Ventilation Heat Recovery system
- Raised access flooring
- Excellent parking ratio of 1 space per 200 sq ft
- Recently refurbished accommodation
- Passenger lift
- Generous allocated parking
- Separate male and female WCs
- Kitchens within office suites
- Access to roof-top terrace
- Landscaped site
- Self-contained grounds with seating area and rural trail.

## LOCATION

Weald Court is prominently located on Tonbridge Road, Hildenborough, Tonbridge. Hildenborough Station is 0.75 miles to the West and provides regular services to London Bridge, Waterloo East and Charing Cross with an approximate journey time of 30 minutes.

Tonbridge Town Centre is around 2.5 miles to the South and Sevenoaks is 5 miles to the North. The A21 is within a 3-mile drive providing a dual carriageway linked to Junction 5, M25 (approximately 5 miles to the North).

For location click link or copy & paste:- <https://what3words.com/shared.nerve.friday>





**ACCOMMODATION (NET INTERNAL AREA)**

Suite	Sq Ft	Sq M	Parking Spaces
1.	2,152	199.93	13
2.	3,647	338.81	21
3.*	556	51.65	3
<b>Total</b>	<b>6,355</b>	<b>590.39</b>	<b>37</b>

\* Suite 3 only available if combined with suite 1. or 2.  
 The entire first floor can be combined to create  
**683 sqm (7,350 sq ft)** of office space.

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**ANTI-MONEY LAUNDERING REGULATIONS:** In accordance with HMRC Anti Money Laundering regulations, we must undertake full identity verification checks on all tenants where the rent exceeds 10,000 euros per month. In the event a proposal is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

**RENT:** £26 psf p.a.

**PLANNING:** We are advised that the property benefits from Class E use. Interested parties are advised to make their own enquiries with the local authorities.

**LEASE TERMS:** A new lease term of 5 years to be agreed.

**VAT:** We understand the property is elected for VAT and therefore VAT will be payable on the rent and other charges.

**SERVICE CHARGE:** A service charge will be levied for the upkeep and maintenance of the common parts.

**BUSINESS RATES:** The suites have the following rateable values; Suite 1. = £45,250, Suite 2. = £61,000 and Suite 3. = £13,250.

**LEGAL COSTS:** Each party to bear their own legal costs.

**ENERGY PERFORMANCE CERTIFICATE:** Suite 1. = B 32, Suite 2. = B 35 and Suite 3. = B 28.

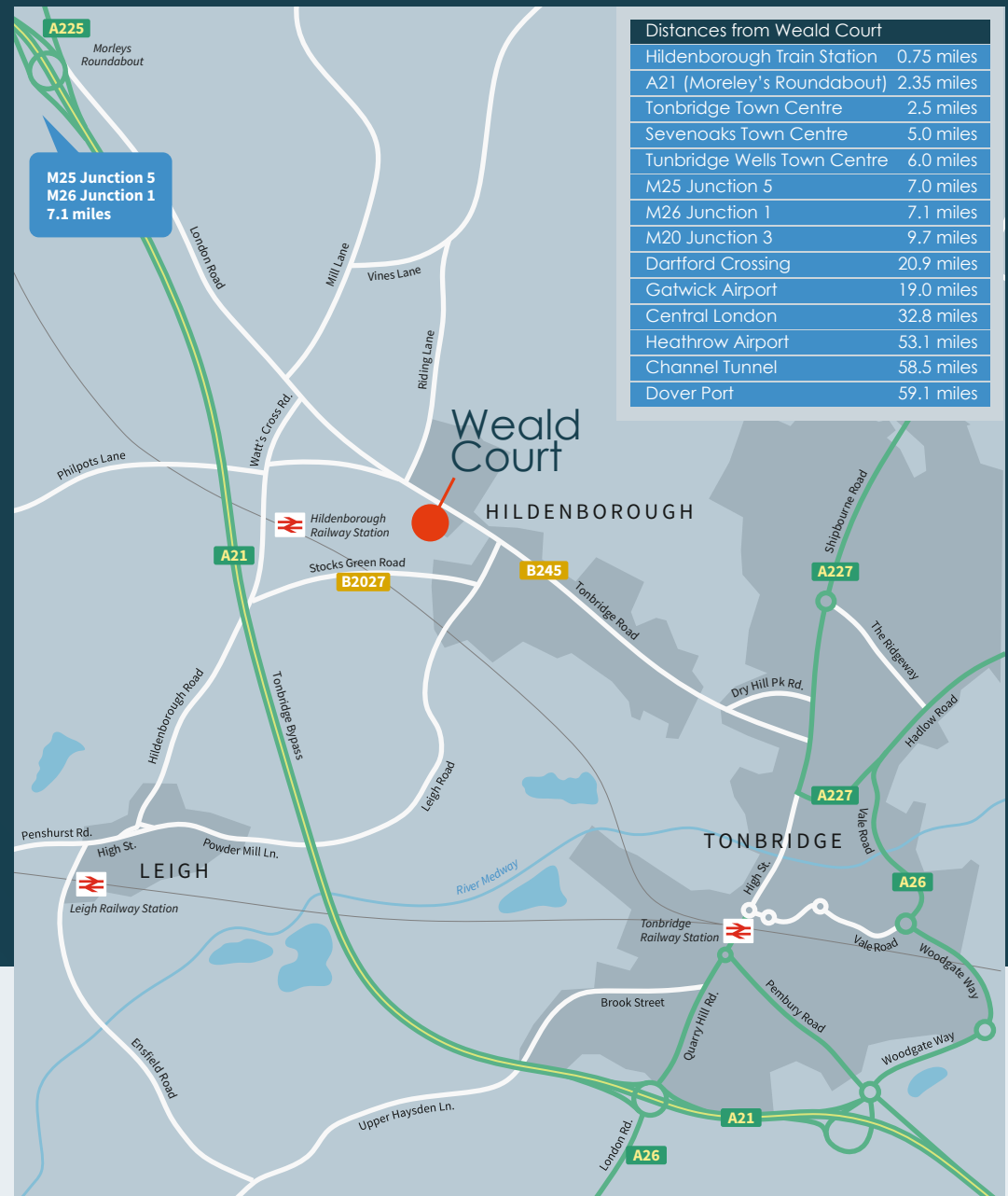
**VIEWING:** Strictly by appointment through the joint sole agents:

**Richard Turnill:** 07764 476915  
richardturnill@watsonday.com

**Dominic Tomlinson:** 07990 745282  
dominic.tomlinson@bracketts.co.uk



On the instructions of



Misrepresentation Act 1967: The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract. All areas quoted are approximate. Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. April 2026.