

FOR SALE
OR TO LET



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FOR SALE / TO LET - Open Plan Office within Rural Business Park
Unit B1 Speldhurst Business Park, Langton Road, Speldhurst TN3 0AQ
NIA Approx. 564ft² [52.3m²]

When experience counts...

est. 1828
bracketts

**FOR SALE
OR TO LET**

**OPEN PLAN OFFICE
WITHIN
RURAL BUSINESS PARK**

NIA APPROX. 564FT² [52.3M²]

**UNIT B1
SPELDHURST BUSINESS PARK
LANGTON ROAD
SPELDHURST
KENT
TN3 0AQ**



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

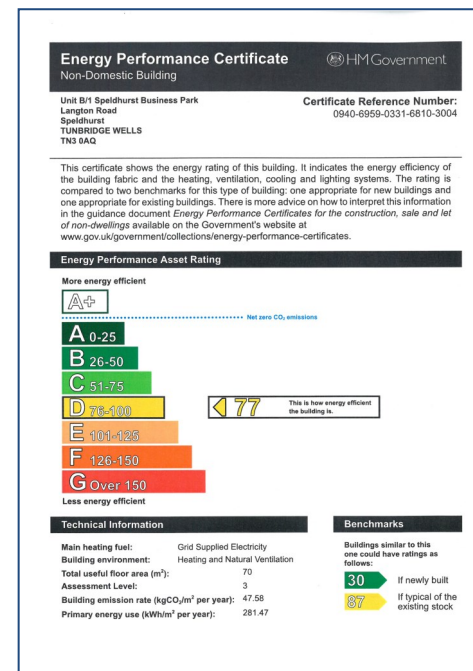
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION

Speldhurst Business Park is located on the outskirts of Speldhurst approximately 3.5 miles west of 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. Unit B1 comprises an open plan ground floor office with two car parking spaces.

ACCOMMODATION

Ground Floor:

Open Plan Office	approx. 547ft ² [50.8m ²]
U/S Store	approx. 17ft ² [1.6m ²]
U/S Store (hh<1.5m)	approx. 25ft ² [2.3m ²]
Ladies WC & Gents / Disabled WC	

AMENITIES

- Fully carpeted
- Window blinds
- Teapoint
- Electric heating
- 2 Parking spaces (not designated)

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

TRANSACTION

Option 1: Sale of Ground Lease -

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

Guide Price £165,000.

Option 2: Traditional Lease -

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed. The provisions of sections 24 – 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the lease. A rental deposit will be required (to be held throughout the term).

Guide Rent £8,750 per annum exclusive.

VAT

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

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as 'Offices and Premises' and has a Rateable Value of £7,000. The small business rates multiplier for 2021/2022 is 49.9 pence in the £.

Subject to satisfying certain criteria the ingoing Tenant 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 prospective Purchaser/Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Vendor/Landlord.

VIEWING

Strictly by appointment through the sole agent
BRACKETTS – 01892 533733

Darrell Barber MRICS - darrell@bracketts.co.uk
Tom Watson - thomas.watson@bracketts.co.uk

Note - the existing office furniture may be available by separate negotiation.

OPTION 1: SUBJECT TO CONTRACT, VACANT POSSESSION AND PROOF OF FUNDS

OPTION 2: SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSIT ETC

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