

FOR SALE



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FOR SALE - First Floor Office within Rural Business Park
NIA Approx. 700ft² [65.0m²] with Parking*
Unit A6 Speldhurst Business Park, Langton Road, Speldhurst TN3 0AQ

When experience counts... **bracketts** est. 1828

FOR SALE

**FIRST FLOOR OFFICE
WITHIN
RURAL BUSINESS PARK**

NIA APPROX. 700FT² [65.0M²]*

**UNIT A6
SPELDHURST BUSINESS PARK
LANGTON ROAD
SPELDHURST
KENT
TN3 0AQ**

bracketts EST. 1828

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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 A6 is an open plan first floor suite.

ACCOMMODATION

Communal entrance hall and stairwell leading to:

Open Plan Office: NIA approx. 700ft² [65.0m²]*
*including areas with head height below 1.5m
Ladies and Gents WCs
Right to park 2 cars (designated by Landlord)

AMENITIES

- Vaulted ceilings
- Double glazed timber framed windows
- Teapoint
- Fitted carpet
- Ladies & Gents WCs

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.

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

£200,000 [TWO HUNDRED 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 £7,500, increasing to £9,000 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
Mobile 07739 535468



SUBJECT TO CONTRACT AND PROOF OF FUNDS.

02.03.26/DB



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