



TO LET 219 sq m (2,357 sq ft) LOWER GF WITH SEPARATE ENTRANCE & PARKING
CLASS E OPEN PLAN UNIT – SUITABLE FOR GYM, CRECHE, YOGA STUDIO, OFFICES ETC
WEALD COURT 101-103, TONBRIDGE ROAD, TN11 9HL

est. 1828
bracketts

LOCATION

Weald Court is prominently located on Tonbridge Road, Hildenborough in Tonbridge.

Hildenborough station is 1.2 miles and provides a regular service to London Bridge, Waterloo East and Charing Cross with a minimum journey time of 40 minutes.

Tonbridge town centre is around 2.5 miles to the south and Sevenoaks 5 miles to the north. The A21 is within a 3-mile drive providing a dual carriageway linked to Junction 5, M25 around 5 miles.

DESCRIPTION

The property comprises self-contained open-plan accommodation located at the lower ground floor.

Weald Court is a detached, two storey, purpose built office building providing modern, open plan office accommodation on ground and 1st floor levels. The property is considered well located for access on to the A21, Tonbridge town centre as well as Hildenborough train station.

Externally, the property benefits from 92 car parking spaces shared across the entire accommodation. We can offer 10 car parking spaces with the unit, but we can make more spaces available subject to separate negotiation.

FLOOR AREAS

Open plan over the lower ground floor with separate dedicated access.

Approx:	219 sq m	(2,357 sq ft)
Floor to ceiling is	2.86m	
Floor to beam is	2.18m	
Kitchen + WC	(To be fitted)	

All areas are approximate, and interested parties are advised to verify all measurements themselves.

TERMS

The accommodation is available by way of a new effective and full repairing lease.

PLANNING

We are led to believe that the property benefits from Class E use. Interested parties are advised to make their own enquiries with the local planning authority.

RENT

£30,000 per annum exclusive, payable quarterly in advance.

VAT

TBC

SERVICE CHARGE

A service charge will be levied for the upkeep of common parts.

BUSINESS RATES

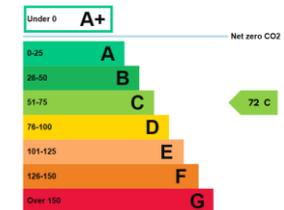
Need to be re-assessed.

POSSESSION

Upon completion of legal formalities.

EPC

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VIEWING

Strictly by appointment through joint agents Bracketts:

Telephone: **01732 350503**

Joshua O'Brien

Joshua.o'brien@bracketts.co.uk

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Or joint agents Watson Day

Telephone: **01634668000**

Subject to contract

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.



TO LET

CLASS E UNIT – SUITABLE FOR A
VARIETY OF USES

219 sq m (2,357 sq ft)

WEALD COURT
101-103,
TONBRIDGE ROAD,
TN11 9HL

CoStar AWARDS
2025 ANNUAL AWARDS

WINNER
TOP AGENCY



bracketts
est. 1828

132 High Street
Tonbridge
Kent TN9 1BB
Tel: (01732) 350503
E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street,
Tunbridge Wells, Kent
Tel: (01892) 533733

