



chartered surveyors
and property consultants



B9 • Speldhurst Business Park • Langton Road • Speldhurst (Tunbridge Wells) • Kent TN3 0AQ

Office - For Sale or To Let - 500 sq ft



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Location

Speldhurst Business Park is in an easily accessible location situated on the Langton Road, on the outskirts of Speldhurst, approx. 4 miles west of Tunbridge Wells.

Description

These offices are part of a rural business centre with ample on-site parking A 1st floor office suite within Building B offering open plan carpeted office space.

The unit has its own kitchenette/tea point, and exclusive use of male and female WCs.

Floor Area

Net Internal Area - 500 sq ft (46.45 sq ft) – excl. private WCs.

Rent

£8500 per annum, exclusive of all other outgoings.

Guide Price

£145,000 for the long leasehold interest (virtual freehold).

Business Rates

The current rateable value is £5800. Small Business relief will apply.

Service Charge

The current service charge for 2025-2026 is £572.16 per quarter so £2289 per annum.

Viewings

By appointment through sole letting agent's offices – 01892 552500
rupert@durlings.co.uk

IMPORTANT NOTE:

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(i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

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Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Subject to proof of funds.

Subject to accounts and references. A rent deposit will be required

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Contact Rupert Farrant on

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