

# BROCKBOURNE HOUSE

MOUNT EPHRAIM | TUNBRIDGE WELLS

TN4 8BS



**MODERN OFFICE ACCOMMODATION SET IN 6 ACRES  
OF LANDSCAPED GROUNDS**

TO LET - 7,450 SQ FT (692.13 SQ M)





## KEY BENEFITS



- Open plan offices
- Full VAV air conditioning
- Situated within extensive mature landscaped ground
- Roof terrace
- Shower facilities
- 35 parking spaces provided (1:209 sq ft)
- Within easy walking distance of station and town centre
- 24 hour security

## LOCATION



Brockbourne House is set within an attractive landscaped location on the edge of Royal Tunbridge Wells town centre.

Westfield's Royal Victoria Place shopping centre is within a 10 minute walk. The historic Pantiles area and High Street, both with specialist boutique outlets and caf culture is within an attractive 15 minute walk via the Common.

Tunbridge Wells mainline station is also within walking distance, for services to London Bridge and Charing Cross, with a journey time of approximately 50 minutes.



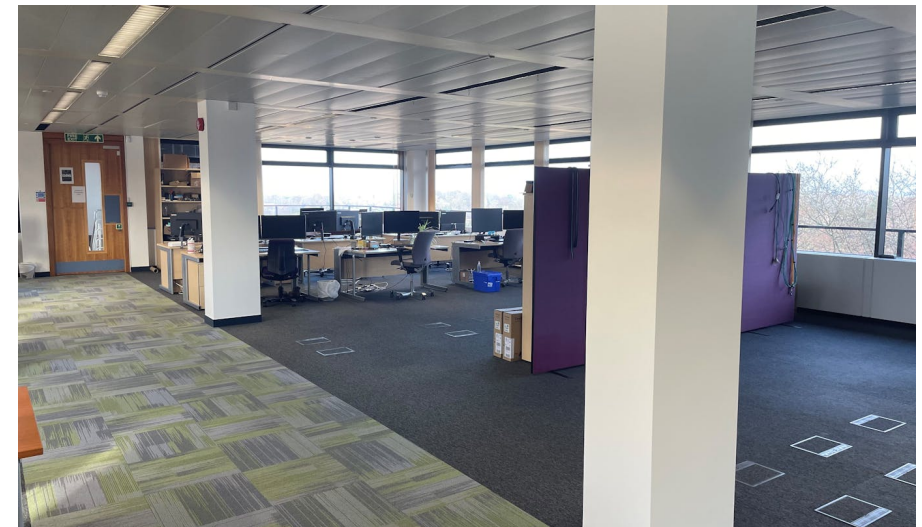
## DESCRIPTION



The available offices are set over level four. The floor offers modern, open plan office space.

The floor are provided with self-contained roof terraces overlooking beautiful landscaped grounds. Brockbourne house benefits from a newly refurbished manned reception.

The office accommodation is provided with 35 onsite parking spaces.



## BROCKBOURNE HOUSE

MOUNT EPHRAIM | TUNBRIDGE WELLS | TN4 8BS

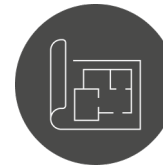


[VIEW WEBSITE](#)

[hurstwarne.co.uk](http://hurstwarne.co.uk)

### SUMMARY

- Rent: non-quoting
- Available Size: 7,450 sq ft
- Rates Payable: £5.75 per sq ft based on 2017 Valuation
- Service Charge: £9.27 per sq ft
- EPC: D (98)



### ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
4th	7,450	692.13	Available
<b>TOTAL</b>	<b>7,450</b>	<b>692.13</b>	

### TERMS

Available on either a sub-lease or assignment basis on a term up to June 2024 (current passing rent £24.50 psf).

Alternatively, the offices are also potentially available on new lease terms direct from the landlord, subject to negotiation.

Further information on rent and other occupational costs are available on application.

### VIEWINGS & INFORMATION



**Will Gelder**

**T 01732 243010**

**M 07917 569111**

**E [will.gelder@hurstwarne.co.uk](mailto:will.gelder@hurstwarne.co.uk)**



**Tom Boon**

**T 01372 360190**

**M 07879 864647**

**E [thomas.boon@hurstwarne.co.uk](mailto:thomas.boon@hurstwarne.co.uk)**

**SUBJECT TO CONTRACT** Prices & rentals are subject to VAT where applicable.

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)



**Hurst  
Warne**



**OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25**