

HIGH QUALITY OFFICES TO LET
1,457 - 9,461 SQ FT



WELLINGTON GATE
TUNBRIDGE WELLS

MODERN OFFICES SET IN AN IMPRESSIVE AND STYLISH BUILDING

The common parts of the building have recently been stylishly designed with subtle influences of twenties Art Deco interior furnishing, but with attention to detail on twenty first century office amenities.

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WELLINGTON
GATE IS A
LANDMARK
OFFICE
BUILDING
CENTRALLY
LOCATED ON
CHURCH ROAD,
IN THE HEART
OF HISTORIC
TUNBRIDGE
WELLS





THE AVAILABLE ACCOMMODATION IS LOCATED ON THE 1ST, 4TH AND 5TH FLOORS AND IS CURRENTLY BEING REFURBISHED TO A HIGH STANDARD



All of the offices are of open plan design, with WC provisions on each floor. To the front of the building and within the undercroft there is on-site parking.

ACCOMMODATION

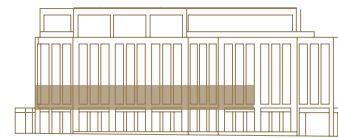
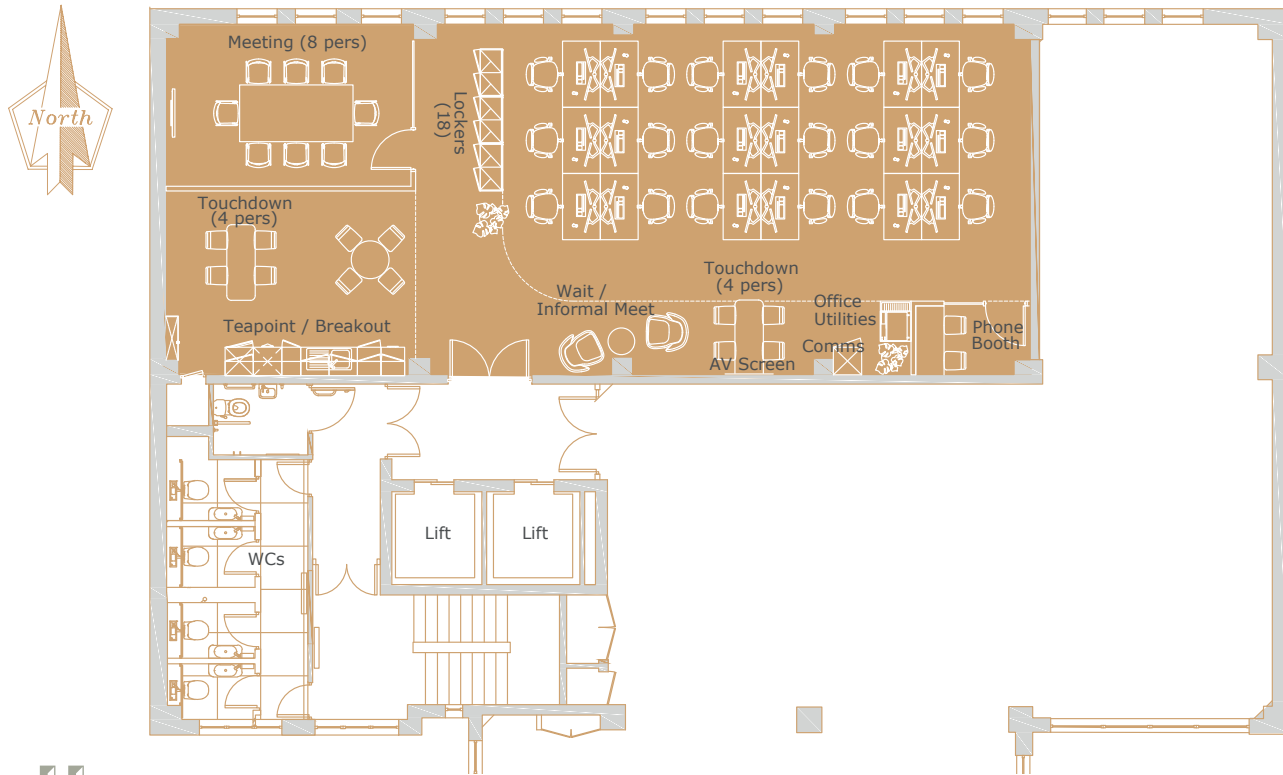
Floor	sq ft	sq m
5th Floor	4,003	371.89
4th Floor	4,003	371.89
Part 1st Floor	1,457	135.36
Total	9,461	878.96



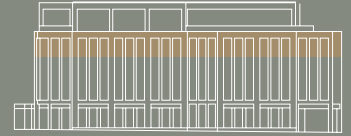
AMENITIES

- Feature reception with co-working space
- WC, showers and communal areas are being fully upgraded and refurbished
- Town centre location
- Generous on-site parking
- CAT A+ suite (1st floor) fully fitted and ready for immediate occupation
- Energy efficient VRF heating and cooling
- Raised access floors
- Suspended ceilings with recessed LED lighting
- New shower block and secure cycle parking
- EPC predicted as B

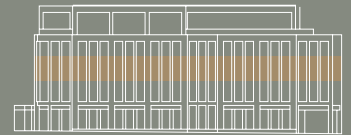
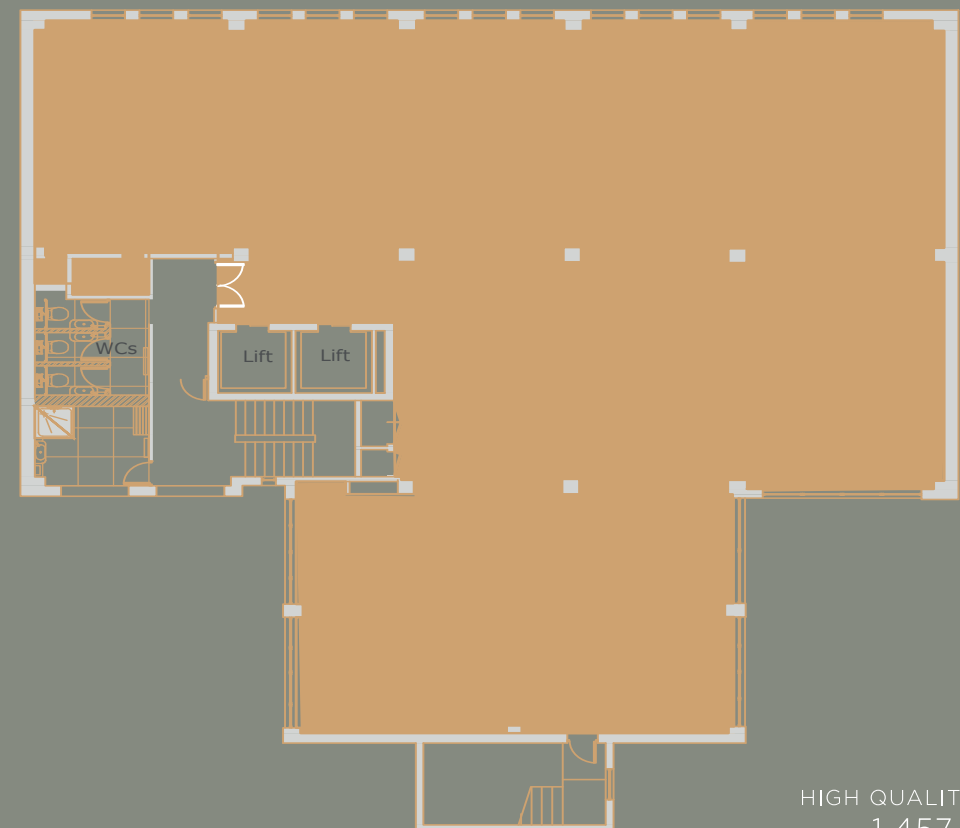
FIRST FLOOR PLAN
(Indicative CAT A+ layout)



FIFTH FLOOR PLAN



FOURTH FLOOR PLAN





WELLINGTON GATE | CHURCH ROAD | TUNBRIDGE WELLS | TN1 1HT

LOCATION

Tunbridge Wells benefits from excellent road connections via the A26 which runs north-south. The A21 is close by which provides a fast and convenient connection to the M25 (13 miles approx).

The railway station is a 5 minute walk from Wellington Gate which provides fast and frequent services to London Bridge (45 minutes), London Waterloo (47 minutes), Charing Cross (51 minutes) and access to the South Coast.

DISTANCES

miles

Sevenoaks	14
M25 J5	13.6
M26 J2a	16
Maidstone	17
Gatwick Airport	25
Eastbourne	29
Brighton	32
Eurotunnel Terminal	53

Source: Google Maps



TERMS

The available floors are to let individually or combined with a guide rent of £31.50psf and £37.50psf fully fitted. The leases will be for a term to be agreed.



HARGREAVES

PROPERTY INVESTMENT & DEVELOPMENT

hargreaves.co.uk

ALL ENQUIRIES



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