

HIGH QUALITY OFFICES TO LET
1,457 - 9,463 SQ FT



WELLINGTON GATE
TUNBRIDGE WELLS • TN1 1HT



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

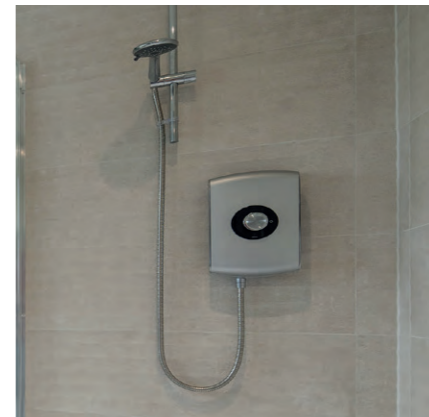
MODERN OFFICES SET IN AN IMPRESSIVE AND STYLISH BUILDING

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.





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



There are a number of sustainability initiatives intergrated into the design of the building, including EV charging points, cycle storage & showers along with energy efficient variable flow heating and cooling.



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	9,463	879.14

Fully Fitted options are available

AMENITIES



FEATURE RECEPTION WITH CO-WORKING SPACE



REFURBISHED WC, SHOWERS AND COMMUNAL AREAS



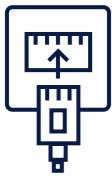
TOWN CENTRE LOCATION WITH AMBLE LOCAL AMENITIES



GENEROUS ON-SITE CAR PARKING AND EV CHARGING POINTS



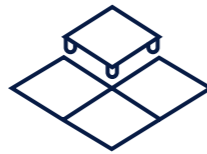
NEW SHOWER BLOCK AND SECURE CYCLE PARKING



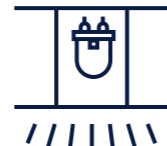
CAT A+ SUITE (1ST FLOOR) FULLY FITTED AND READY FOR IMMEDIATE OCCUPATION



ENERGY EFFICIENT VRF HEATING AND COOLING



RAISED ACCESS FLOORS



SUSPENDED CEILINGS WITH RECESSED LED LIGHTING

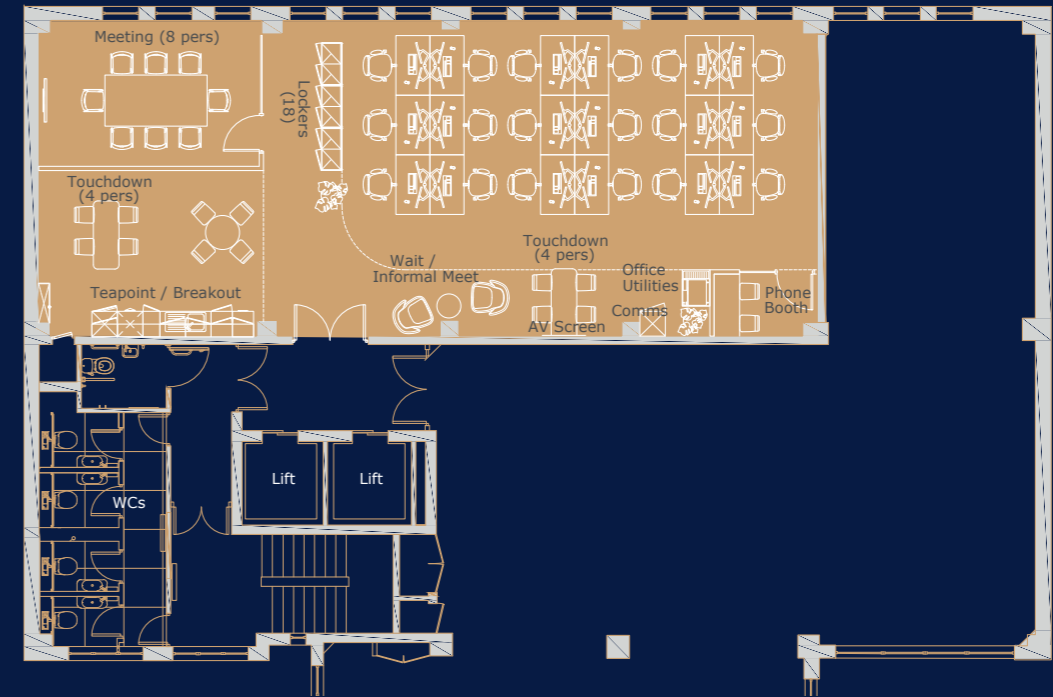


EPC RATING B

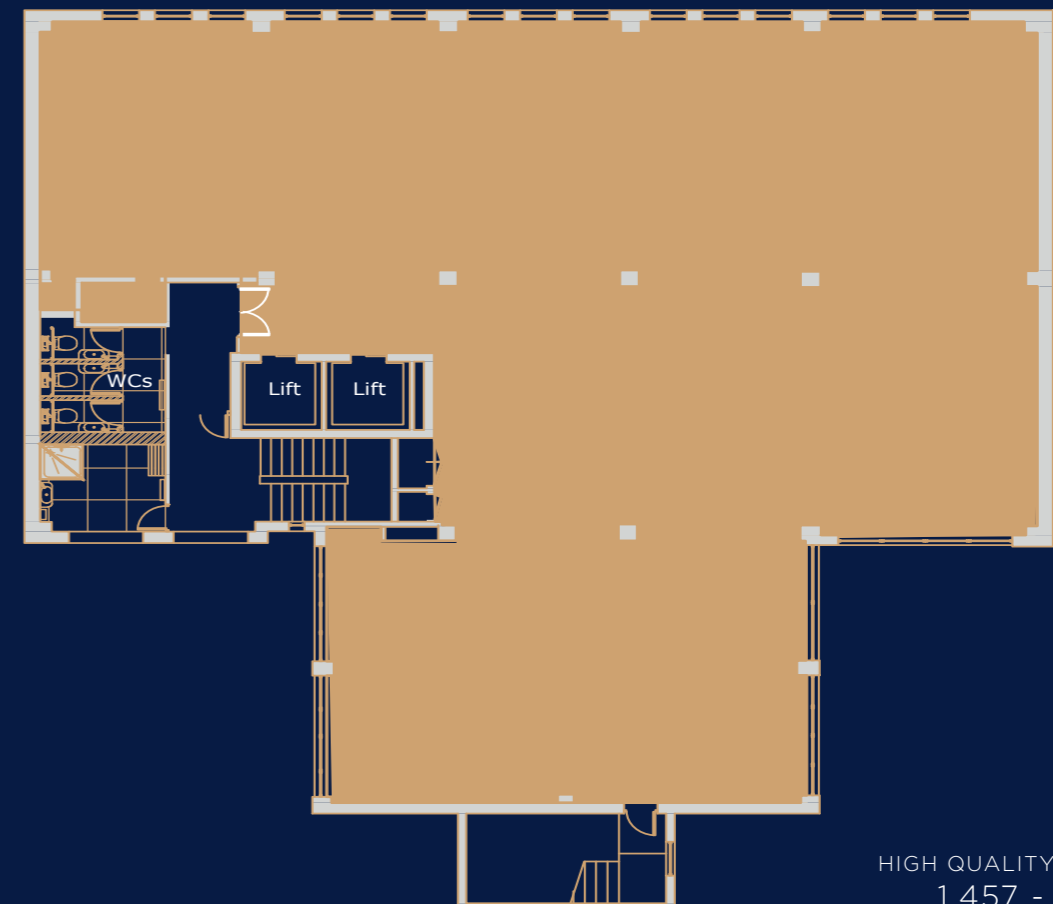


FIRST FLOOR PLAN

(Indicative CAT A+ layout)



FOURTH / FIFTH 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 leases for terms to be agreed. Rents on application.

ALL ENQUIRIES



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