



TO LET

Oakhurst
House
&
Brockbourne
House

77 MOUNT EPHRAIM,
ROYAL TUNBRIDGE WELLS
TN4 8BS

OAKHURST HOUSE

LEVEL 1 - 4,758 SQ.FT.
20 CAR SPACES

BROCKBOURNE HOUSE

LEVEL 2 - 6,952 SQ.FT.
24 CAR SPACES



LOCATION

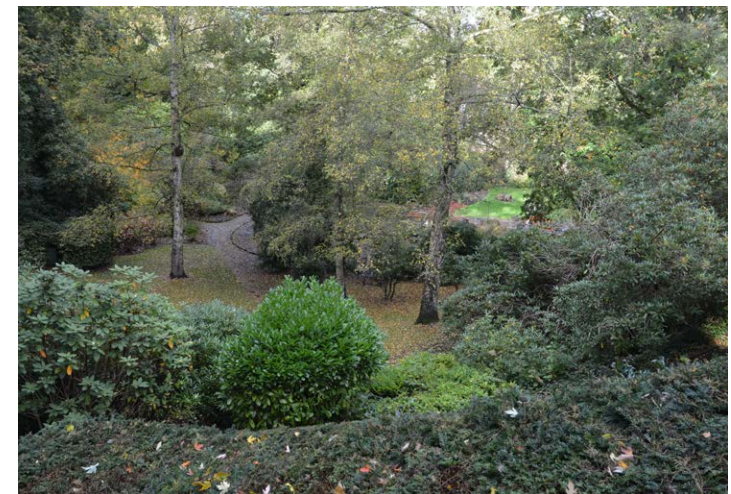
Oakhurst House and Brockbourne House are set within attractive landscaped grounds on the edge of Royal Tunbridge Wells town centre.

The Royal Victoria Place shopping centre is within a 10-minute walk. The historic Pantiles area and High Street, both with specialist boutique outlets and café 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.



Oakhurst House



Oakhurst House

LEVEL 1

4,758 SQ.FT. 20 CAR SPACES

High quality, fully refurbished office space and reception areas within an excellent working environment overlooking beautiful landscaped grounds.

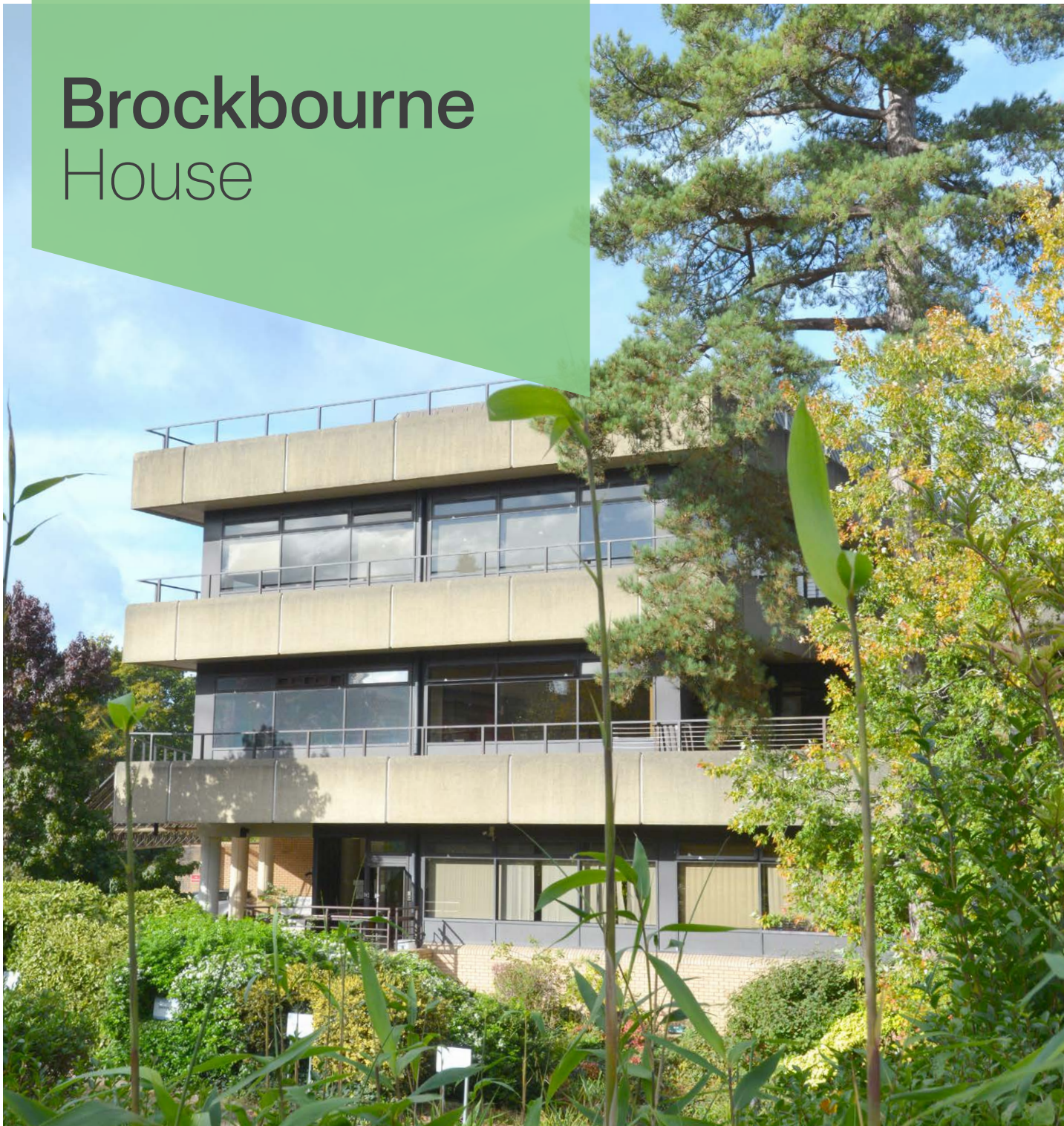
- Impressive entrance
- Refurbished common parts
- 2 x 8-person passenger lift to all floors
- Full access raised floors
- Carpeting
- WC/Shower facilities.
- 20 car parking spaces
- Beautiful shared landscaped grounds of circa 6 acres.



Plan not to scale.
For indicative purposes only.



Brockbourne House



Brockbourne House

LEVEL 2

6,952 SQ.FT. 24 CAR SPACES

High quality, fully refurbished office space and reception areas within an excellent working environment overlooking beautiful landscaped grounds.

Level Two offers superb, comprehensively refurbished office space and reception areas within an excellent working environment.

- Full VAV air conditioning
- Fully carpeted
- Full access raised floors
- Two 8-person passenger lifts
- 24-hour security
- Male and Female WCs and shower facilities
- Situated within extensive mature landscaped grounds
- Predominantly open plan layout with some partitioning
- Large external terrace areas.

LEVEL 2



Plan not to scale.
For indicative purposes only.



TERMS

Available by way of a new full repairing and insuring lease, for a term to be agreed.

RENT

Upon application

VAT

The terms are exclusive of VAT which will be charged at the standard rate.

EPC

The property has been rated Band D (97) - (under review)

An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment with the sole agents.

BROADLANDS
Commercial Property Agents
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