

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

**SOMERHILL BUSINESS PARK
FIVE OAK GREEN ROAD
TONBRIDGE TN11 0GP**



**EXCELLENT OFFICE SPACE
TO LET
PART GROUND & FIRST FLOORS
1800/3800sq.ft
GOOD PARKING FACILITIES**

52 High Street, Tunbridge Wells, Kent, TN1 1XF

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Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Broadlands has any authority to make or give any representation or warranty whatever in relation to this property. Rents, prices or any other charges quoted are exclusive of VAT unless stated to the contrary.

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- LOCATION:** Situated in a highly visible and prominent location at the junction of Woodgate Way and Five Oak Green Road and the Tonbridge by-pass, with the A21 around 500 yards drive providing a direct dual carriageway link to Junction 5 of the M25 around 8 miles to the north. The property is directly opposite the Porsche garage and is within around $\frac{3}{4}$ mile of Tonbridge town centre and mainline station.
- DESCRIPTION** Comprising two wings of offices on the ground and first floors forming part of a 2008 built 13,000 sq ft scheme, now surplus to the main tenant's requirements.
- ACCOMMODATION** Currently a suite of offices of 1,800sq.ft and a suite of 2000sq.ft in mainly open plan layout although divided by demountable partitioning to form a large general office area and some meeting rooms.
- AMENITIES:**
- 18 car parking spaces
 - Air conditioning
 - Fully carpeted
 - Shared WC facilities
 - Kitchen facilities
 - Raised floors
 - Lift
 - Landscaped outside areas
- LEASE:** The offices are available by way of a new full repairing and insuring sub- lease for a term to expire in January 2028
- RENT:** **GROUND FLOOR £40,000pax. FIRST FLOOR £36,000pax.** Rent and Service charge to be paid quarterly in advance by Standing Order.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- RATES:** Prospective occupiers should contact Tonbridge & Malling Council for further information. We are informed that from 1st April 2023 the Rateable Value for the Part First Floor is £21,000 & the Part Ground Floor is currently under review.
- EPC:** Current Energy Performance Certificate Rating C – available on request.
- VIEWING:** Strictly by appointment through Broadlands Commercial Property Agents:
- SHANE RAGGETT 07775 916743
shane.raggett@broadlands.co.uk

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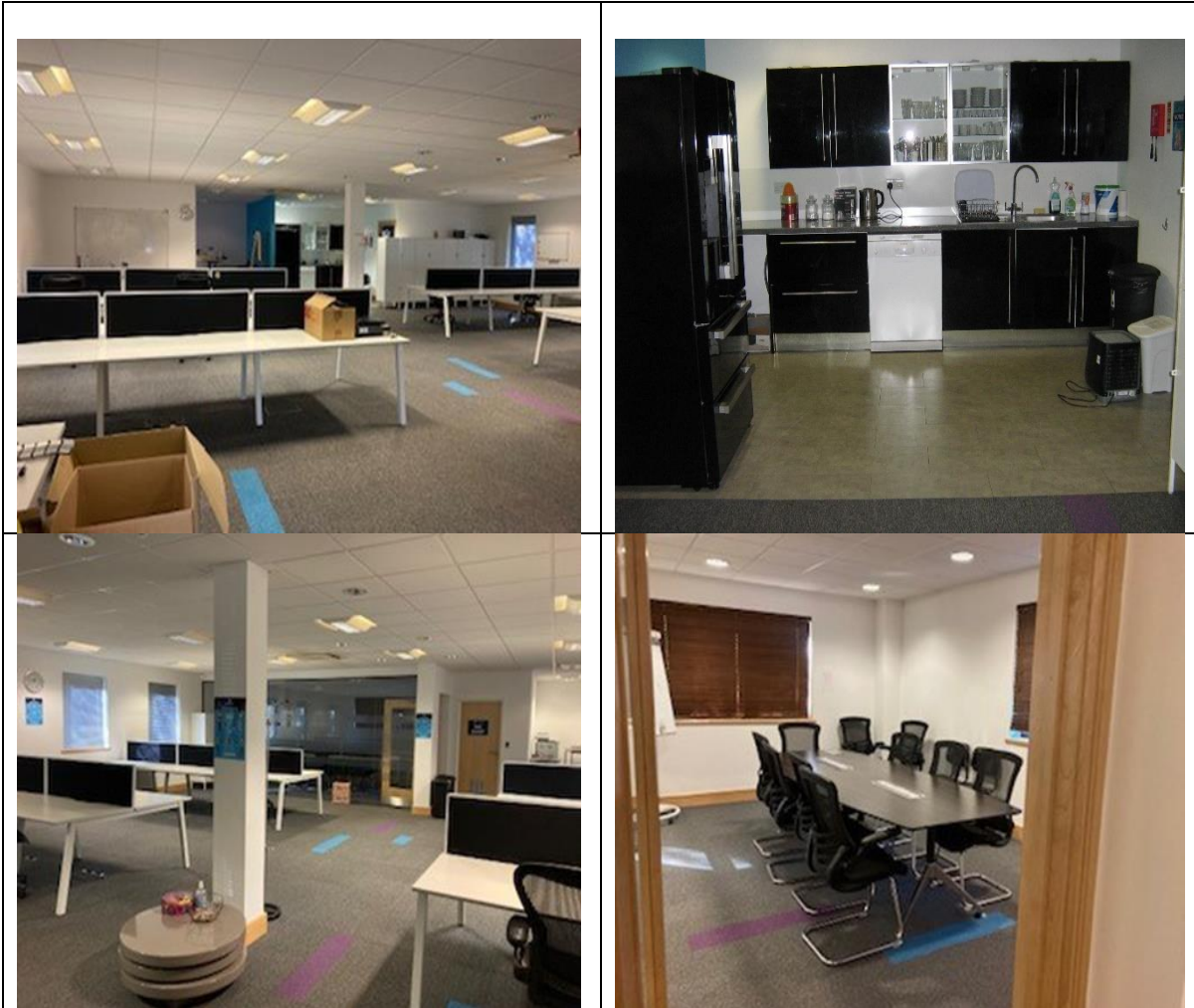
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