

**BROADLANDS**

Commercial Property Agents

**01892 512422**

[www.broadlands.co.uk](http://www.broadlands.co.uk)

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



**EXCELLENT OFFICE SPACE**

**SURPLUS TO REQUIREMENTS**

**TO LET**

**PART GROUND & FIRST FLOORS**

**\*\* SHORT TERM LEASE AVAILABLE \*\***

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 ¼ mile of Tonbridge town centre and mainline station.

**DESCRIPTION** Comprising two wings of offices on part ground and part first floors forming part of a 2008 built 13,000 sq ft scheme, now surplus to requirements.

**ACCOMMODATION** Currently a suite of offices of **2136sq.ft and a suite of 1320sq.ft.** in mainly open plan layout although divided by demountable partitioning to form a large general office area and some individual offices..

**AMENITIES:**

- 9 On site car parking spaces
- Air conditioning
- Fully carpeted
- Male & Female WC facilities
- Kitchen facilities
- Raised floors
- Lift
- Separate Access

**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 £ 49,000pax. FIRST FLOOR £ 29,000pax.** 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 TWBC on 01892 5261211 for further information. We are informed that from 1<sup>st</sup> April 2024 the Rateable Value for the entire First & Second Floors[LHS] is £135,000..

**EPC:** Current Energy Performance Certificate Rating B – 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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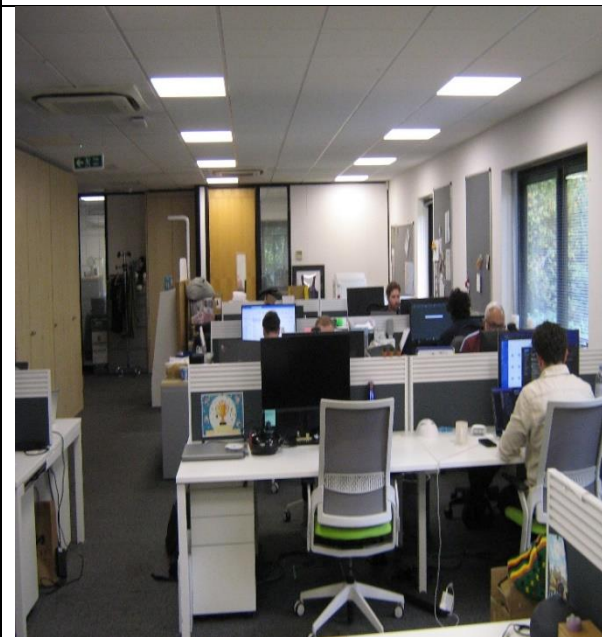
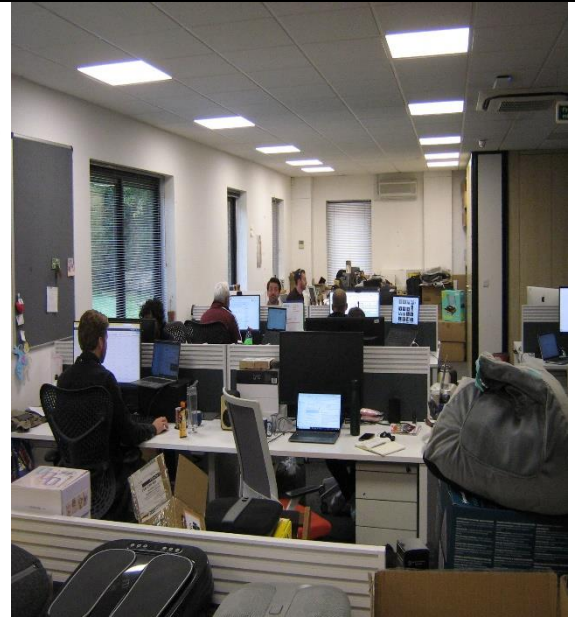
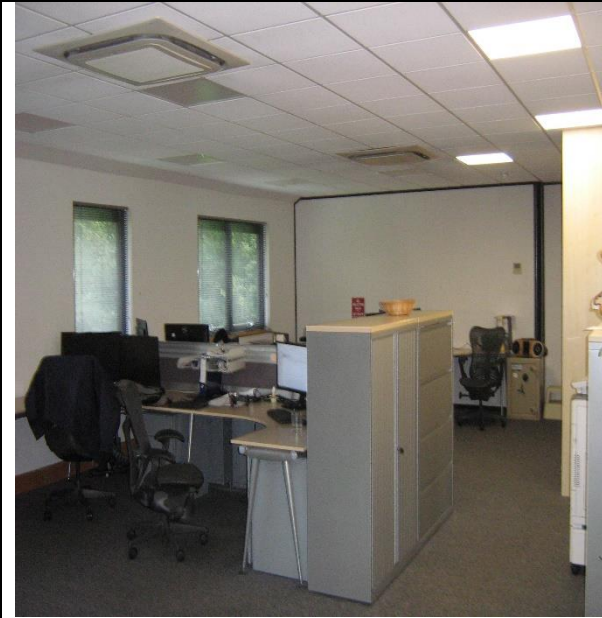


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## Energy performance certificate (EPC)

Somershill Business Park Five Oak Green Road TONBRIDGE TN11 0GP	Energy rating	Valid until	19 October 2034
	<b>B</b>	Certificate number	1567-6593-5767-1183-0200

Property type	Offices and Workshop Businesses
Total floor area	1,401 square metres

### Rules on letting this property

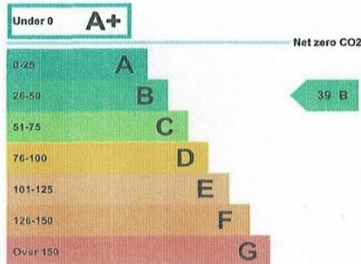
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



### How this property compares to others

Properties similar to this one could have ratings:

If newly built

14 A

If typical of the existing stock

55 C

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