

# 77 MOUNT EPHRAIM

Tunbridge Wells, TN4 8BS



PRIORITISING **WORKPLACE**  
**PRODUCTIVITY** AND **WELLBEING**

# Where innovative businesses can thrive in an extraordinary environment

Set over two self-contained buildings, Brockbourne and Oakhurst House, a total of 68,700 sq ft of Grade A office space, multi-let to 12 diverse tenants, all of whom have access to private terraces and substantial landscaped gardens. A large split level car park which provides the most generous car parking space ratio of any office in Tunbridge Wells.

The established local office market has attracted both local and multinational occupiers such as Panini, Handelsbanken, AJ Gallagher and Howden.

01	HIGHLIGHTS	Page 3
02	OVERVIEW	Page 4
03	LOCATION	Page 5
04	WORKSPACE	Page 8
05	FLOOR PLANS	Page 9
06	SUSTAINABILITY	Page 13
07	COMMUNITY	Page 14
08	CONTACTS	Page 15



Achieving  
EPC B

Brockbourne House, level four breakout area

## 01 HIGHLIGHTS

# AT MOUNT EPHRAIM

With spaces from 1250 sq ft to 14,100 sq ft available



**REIMAGINED**  
RECEPTION AREAS



**FIBRE** INTERNET



**8 PERSON** LIFTS



**CYCLE** PARKING



**314** PARKING SPACES



**REFURBISHED** WC  
& SHOWERS



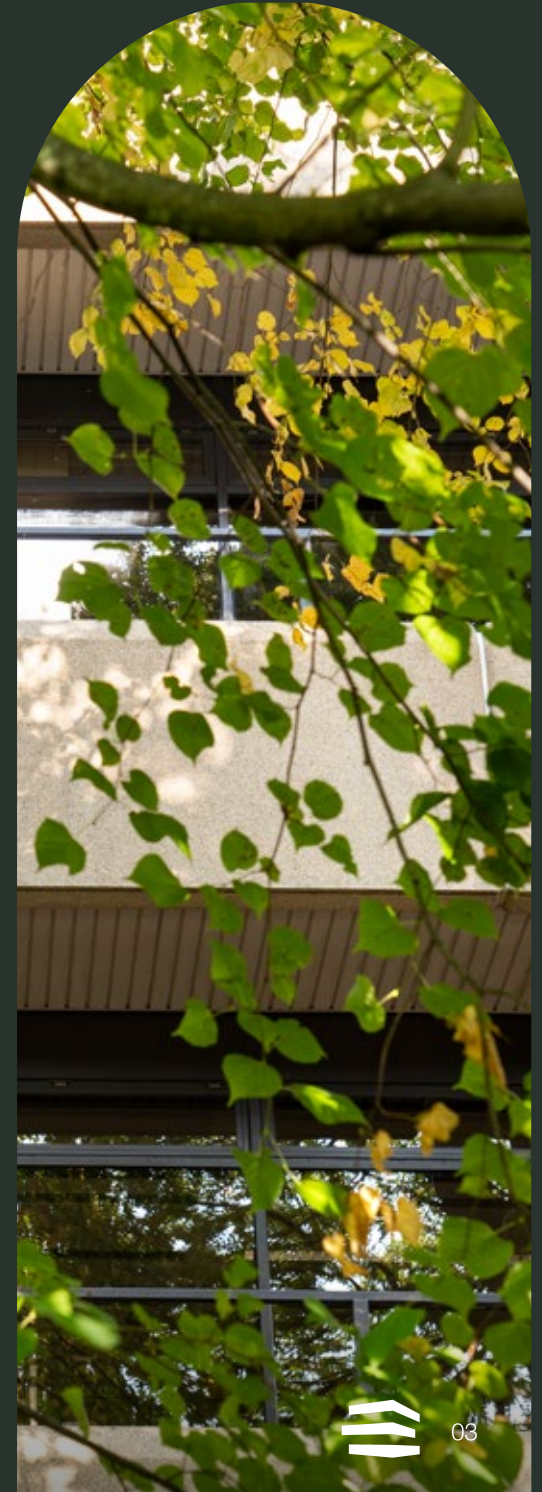
PRIVATE **TERRACES**



**ICONIC** ARCHITECTURE



DEDICATED **CONCIERGE**





## 02 OVERVIEW

# A WORKPLACE THAT INSPIRES AND MOTIVATES



Indicative interiors



Brockbourne House, level four

Less than 45 minutes from London by train, the one of a kind architecture of Oakhurst House and Brockbourne House is set within seven acres of attractive landscaped grounds on the edge of Royal Tunbridge Wells town centre.

Recently acquired, the buildings have been improved by the new owners through a contemporary refurbishment

offering aspirational workspace in a truly beautiful setting. On site improved amenities and enhanced collaborative spaces in tune with today's working life.

Each space is thoughtfully designed to foster collaboration while maintaining privacy.

Whether you're a startup or an established business, 77 Mount Ephraim is the ideal setting for those who appreciate the beauty of nature intertwined with innovative design.

### 03 LOCATION

# A STONE'S THROW AWAY

Discover a vibrant community with parks and cultural attractions. The historic Pantiles area and High Street, both with specialist boutique outlets and independent cafes and restaurants. The property is situated within a 10 minute walk from the town centre and Tunbridge Wells Railway Station.



### 03 LOCATION

## Major transport links and amenities

Easy access for clients and employees alike

Tunbridge Wells mainline station is within easy walking distance for services to London Bridge and Charing Cross, with a journey time of 43 minutes.

- ✓ Highly accessible by car
- ✓ Adjacent to the A26 and 40 miles into Central London.
- ✓ A21 - 10 minutes
- M25/M26 - 20 minutes
- ✓ M20 - 30 minutes



**OAKHURST HOUSE**



**BROCKBOURNE HOUSE**




**TRAIN TO LONDON  
43 MINUTES**



- 01 The Ivy Royal Tunbridge Wells
- 02 The Tunbridge Wells Eating House
- 03 The Pantiles Tap
- 04 The Grey Lady
- 05 Sankeys
- 06 Soprano Wine Bar
- 07 The Royal Victoria Place Shopping Centre
- 08 Fenwick
- 09 Marks and Spencer
- 10 Tunbridge Wells Museum and Art Gallery
- 11 Trinity Theatre



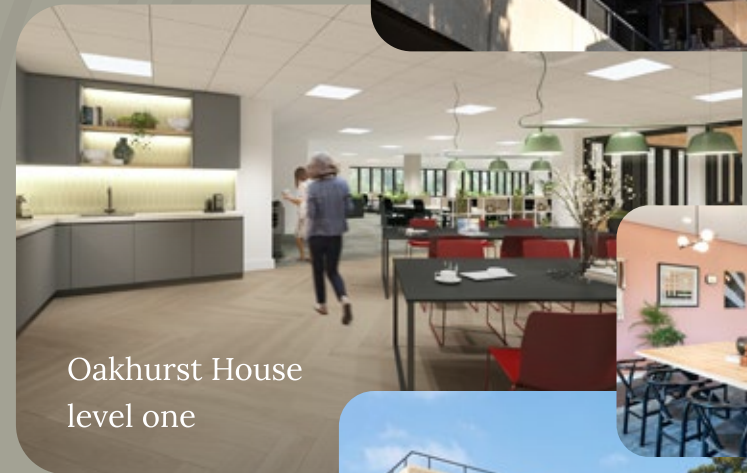
## 04 WORKSPACE

# A HOME ENVIRONMENT IN AN OFFICE SETTING

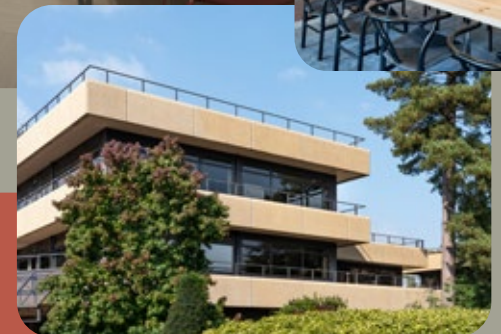
Fully refurbished office spaces and private terraces within a one of a kind locale overlooking beautiful landscaped campus grounds. From open-plan offices to private meeting rooms, 77 Mount Ephraim offers versatile layouts that can be tailored to your business needs. Each unit is thoughtfully designed to foster collaboration while maintaining privacy.

The property is strategically located to maximize natural light and views, creating a refreshing workspace that enhances productivity and well-being.

Committed to eco-friendly practices, this property's reimagined work space incorporates energy-efficient systems and sustainable materials, ensuring a minimal environmental footprint while providing a comfortable working environment.



Oakhurst House  
level one



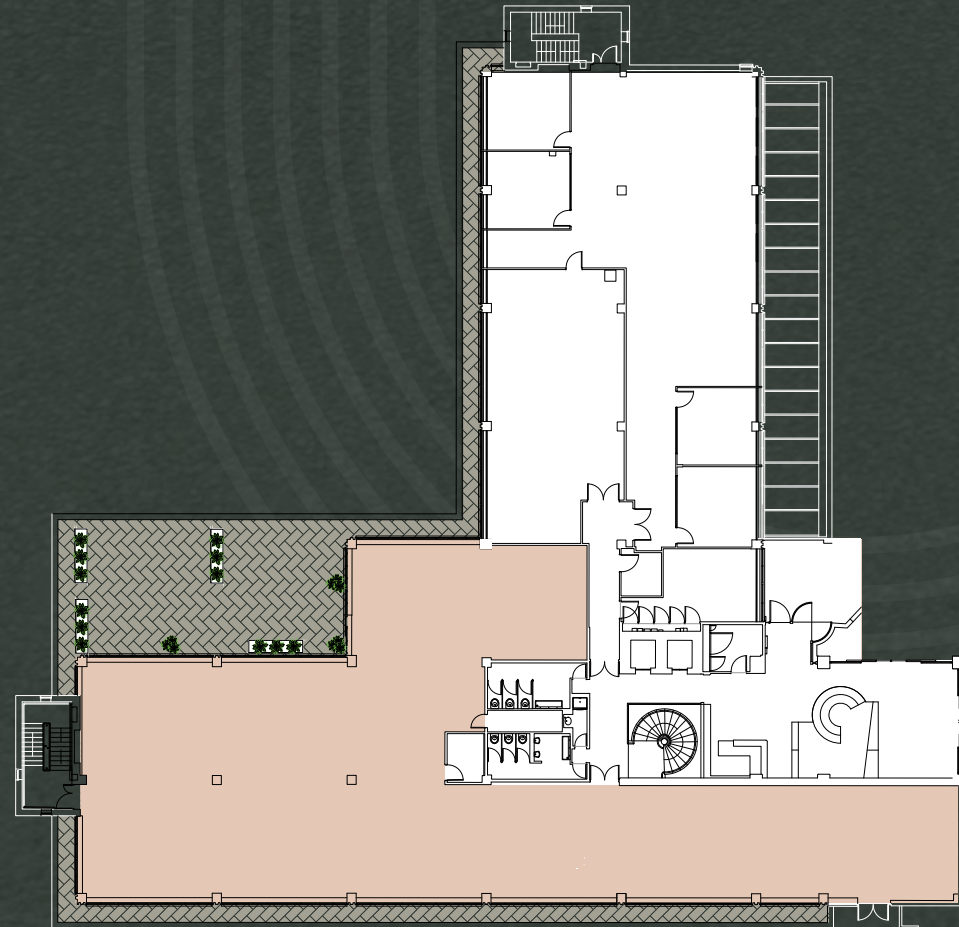
## 05 FLOOR PLANS

# OAKHURST HOUSE GROUND FLOOR

5,400 SQ FT

In Oakhurst House, accommodation is set over four levels with two lifts serving all floors. Again, there is attractive outdoor space on each level.

- ✓ Achieving EPC B
- ✓ CAT A fit out
- ✓ Refurbished WC's and showers
- ✓ Large private terrace
- ✓ VRF air conditioning
- ✓ LED modular lighting
- ✓ Fibre internet access
- ✓ 18 secure car parking spaces



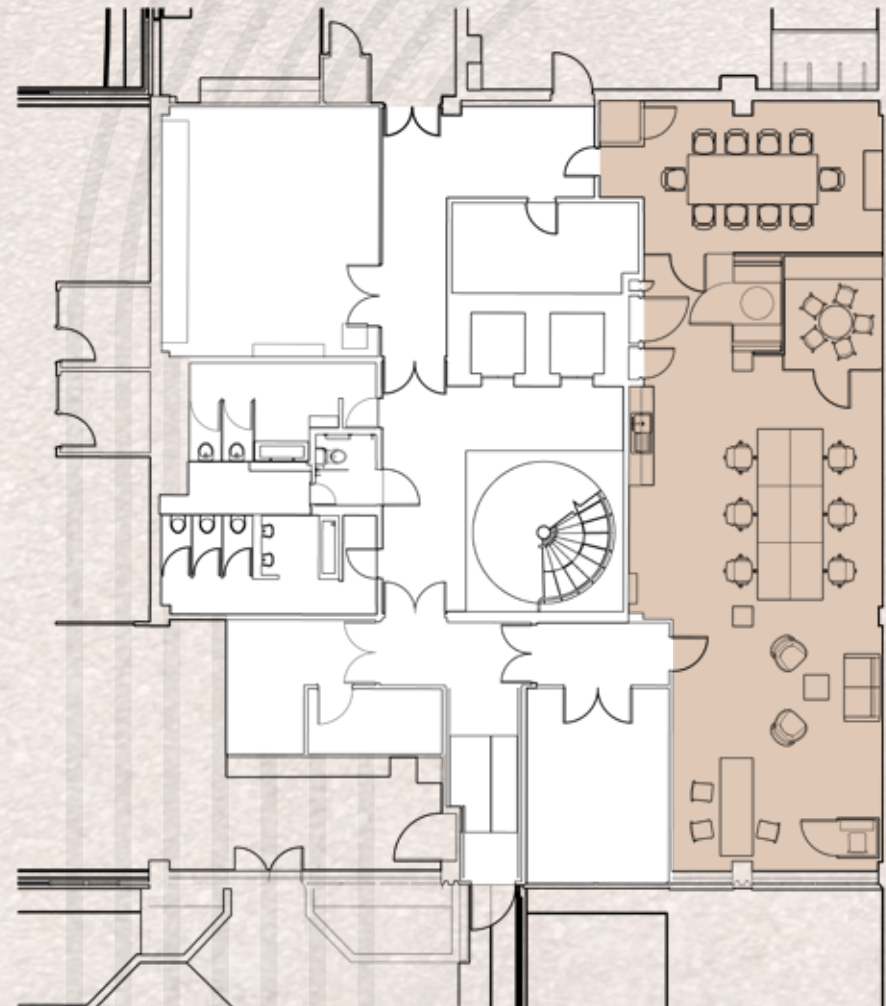
## 05 FLOOR PLANS

# OAKHURST HOUSE GARDEN FLOOR

1250 SQ FT

A ready to go suite bathed in natural light.

- ✓ Achieving EPC B
- ✓ Ready for occupation
- ✓ Secure covered car parking (5 spaces)
- ✓ Staffed reception
- ✓ Cycle parking
- ✓ LED modular lighting
- ✓ Fully fitted space
- ✓ Raised access floors
- ✓ Natural ventilation
- ✓ Underfloor power and data
- ✓ Lift access



## 05 FLOOR PLANS

# BROCKBOURNE HOUSE

## LEVEL FOUR

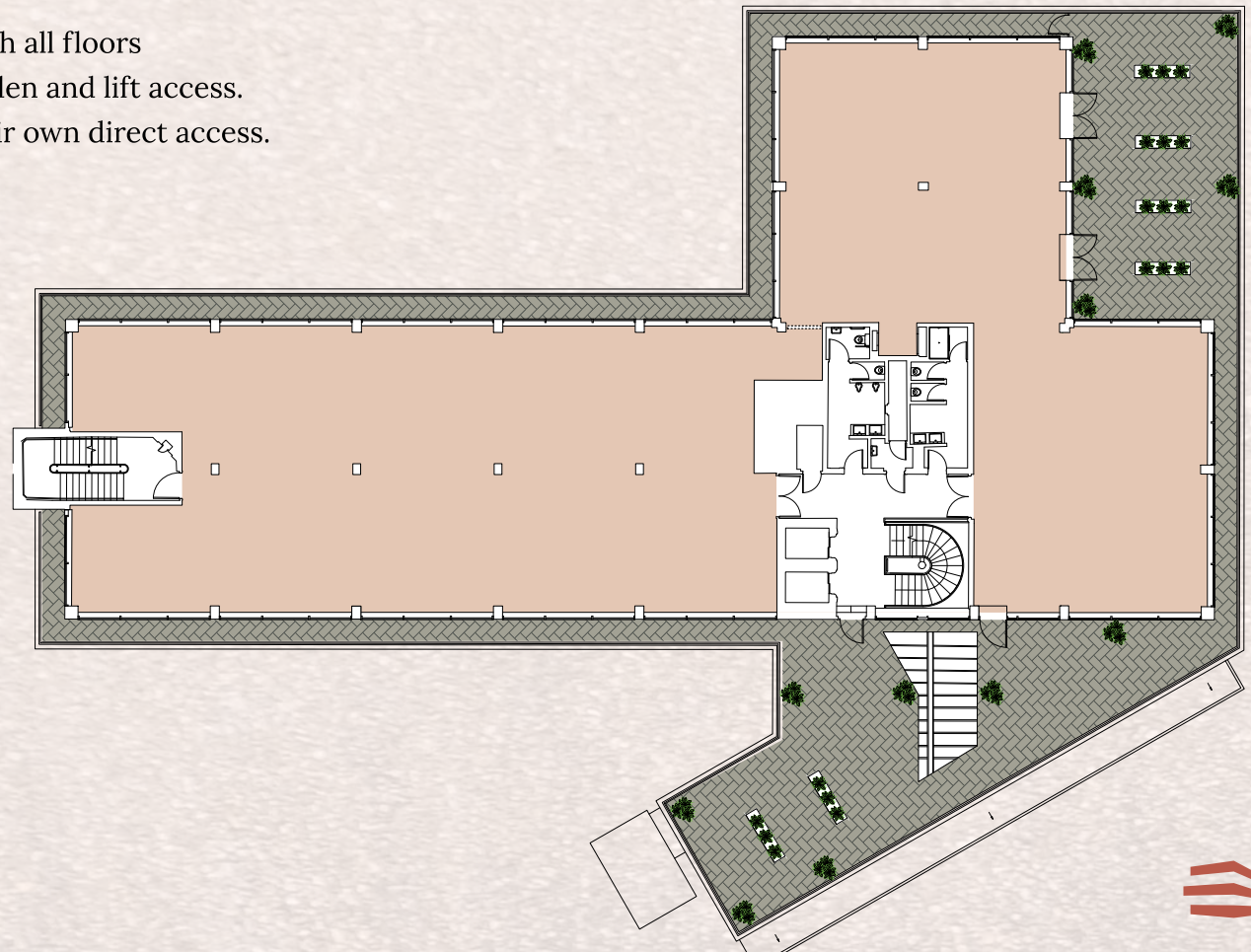
**7,450 SQ FT**

**FLOOR CAN BE SPLIT (3143 SQ FT & 4152 SQ FT)**



Brockbourne House is arranged over five levels with all floors benefitting from terrace space, views over the garden and lift access. This floor can be split into two units each with their own direct access.

- ✓ Achieving EPC B
- ✓ CAT A fit out
- ✓ Fully carpeted
- ✓ Refurbished WC's and showers
- ✓ Large private terrace
- ✓ Air conditioning
- ✓ Energy efficient new VRF heating and cooling system
- ✓ LED modular lighting
- ✓ Suspended metal plank ceilings
- ✓ Fibre internet access
- ✓ 24 car secure parking spaces



# BUILDINGS THAT STAND AS BOLD STATEMENTS OF STRENGTH AND FUNCTIONALITY



**OAKHURST  
HOUSE**

## 06 SUSTAINABILITY

# AN ALL-ENCOMPASSING ESG OFFICE

## Refurbished office suites all achieving EPC B

The new owners have invested in the sustainability of the buildings, leveraging on the green environment to create a standout office product, building on the property's characteristic architecture and unique external location, which includes close to seven acres of gardens.

In addition there is an ongoing upgrading of the M&E, lighting and services, as well as investing into the wellness factors around the building including the addition of a new yoga suite. Every aspect of the operation and management is being enhanced where possible in line with ESG goals.



**7 ACRES OF  
LANDSCAPED GARDENS**



**EPC B  
OFFICE SPACE**



**MEES COMPLIANT**



**YOGA ROOM**



**ENERGY EFFICIENT LIGHTING**



**VRF HEATING & COOLING**



**EV CHARGING**



**PRIVATE TERRACES**





Tenant event calendar



Artisan coffee



## Prioritising workplace well-being

The occupier experience is further enhanced with a dedicated on site concierge team who look after everything from arrival experience to tenant parties. The extensive grounds host events throughout the year for tenants to come together, mingle and enjoy their surroundings. All tenants have access to the on site yoga room, receive a monthly campus newsletter and can join the dedicated Instagram community group. A local artisan coffee truck visits campus twice daily serving barista coffee and snacks.

07 COMMUNITY

# MOUNT EPHRAIM LIFE



08 CONTACTS

WE LOOK FORWARD TO  
MEETING YOU IN PERSON



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