

HIGH QUALITY OFFICES TO LET  
1,457 – 13,305 sq ft  
UNRESTRICTED CLASS E USE



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. All offices are predominantly open plan, with the exception of the first-floor front suite, which offers a fully fitted layout including a partitioned boardroom and a fitted kitchen area. Dedicated on-site parking is provided, which is complemented by additional public parking at Crescent Road (1,007 spaces), located approximately a five-minute walk from the building.





### ACCOMMODATION

Floor	sq ft	sq m
5th Floor	4,003	371.89
4th Floor	4,003	371.89
1st Floor (Front)	1,457	135.36
1st Floor (Rear)	3,842	357
<b>Total</b>	<b>13,305</b>	<b>1,236</b>

Fully Fitted options are available

### PLANNING

Unrestricted Class E use, including use for offices as well as medical and healthcare services

### AMENITIES



FEATURE RECEPTION WITH CO-WORKING SPACE



REFURBISHED WC, SHOWERS AND COMMUNAL AREAS



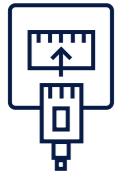
TOWN CENTRE LOCATION WITH AMBLE LOCAL AMENITIES



GENEROUS ON-SITE CAR PARKING AND EV CHARGING POINTS



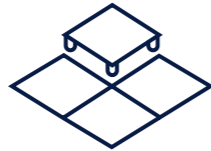
NEW SHOWER BLOCK AND SECURE CYCLE PARKING



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

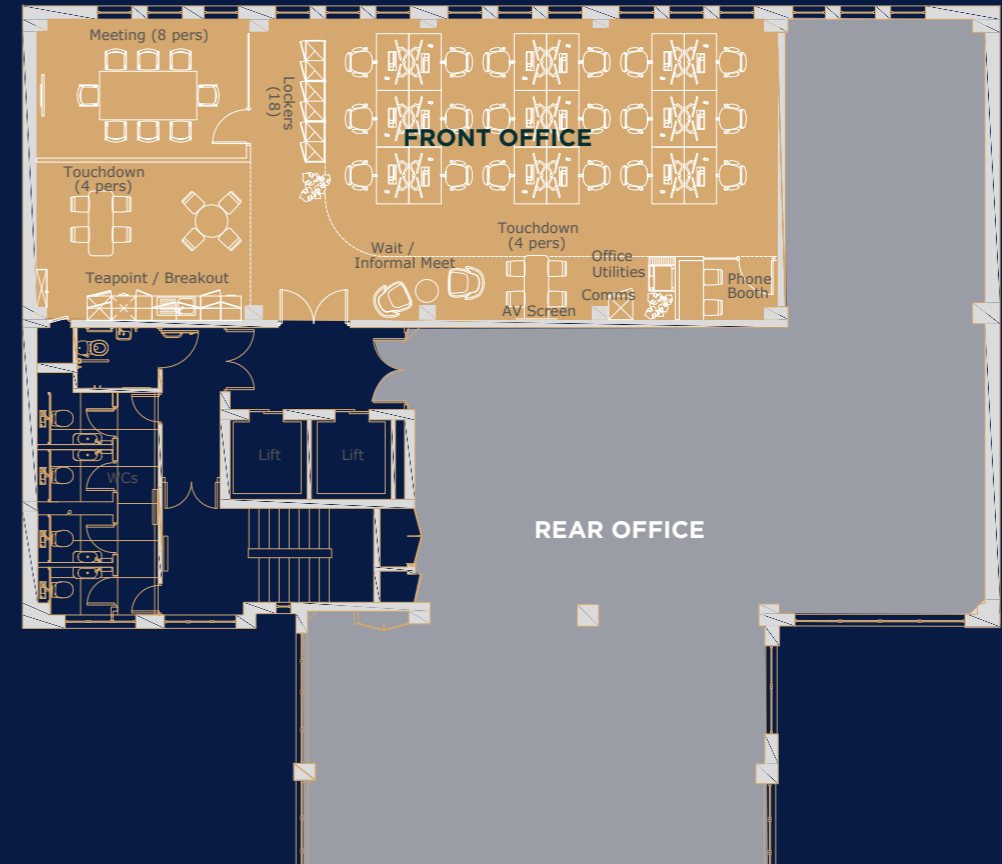


EPC RATING B

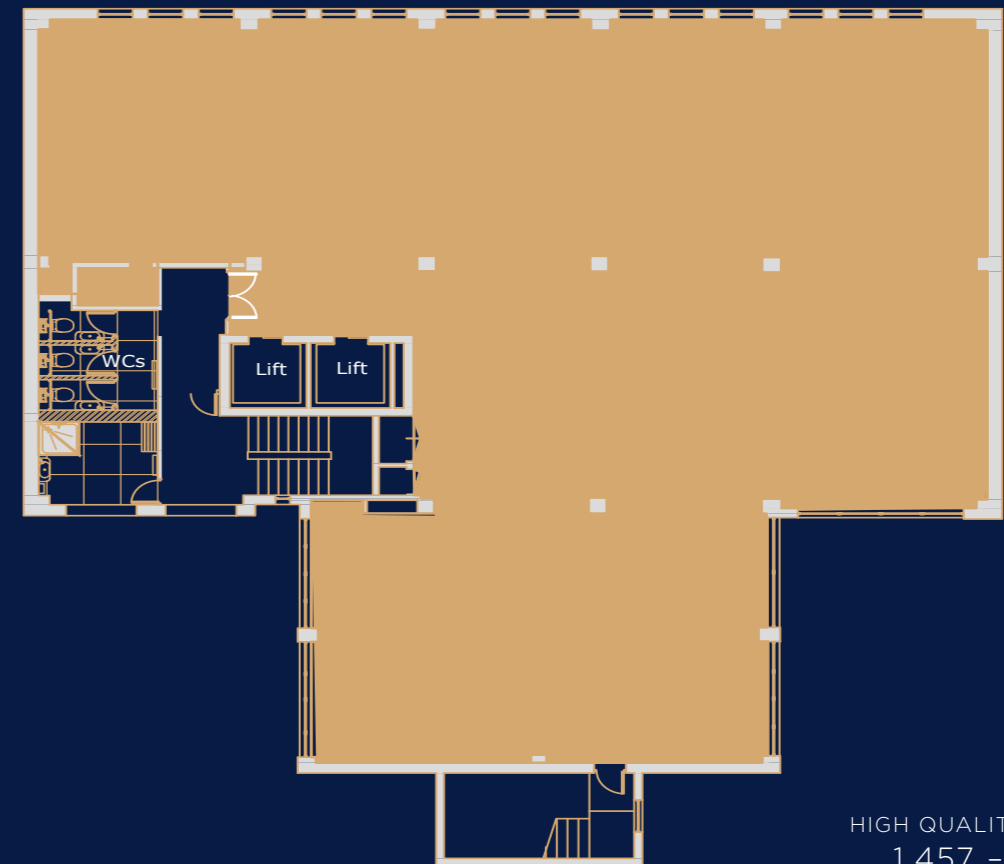


### FIRST FLOOR PLAN

(CAT A+ layout)



### FOURTH / FIFTH FLOOR PLAN



HIGH QUALITY OFFICES TO LET  
1,457 - 13,305 SQ FT



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## 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 floors are available to let either individually or combined, on new lease terms to be agreed. Rents of £29.50 psf, or £37.50 psf for a fully fitted suite.



**HARGREAVES**

PROPERTY INVESTMENT & DEVELOPMENT

[hargreaves.co.uk](http://hargreaves.co.uk)

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