

Wellington Gate, High Quality Fully Part Fitted First Floor Office To Let (4,000 sq ft)

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Highlights

- Fully fitted office
- Excellent Town Centre Location
- Manned Reception Entrance
- EPC: B (27)
- Shower & Changing Facilities
- Secure Cycle parking



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Not to Scale - For Identification Purposes Only. - May 2520

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Location

Wellington Gate is prominently located on Church Road, within the centre of Tunbridge Wells. The Royal Victoria Place Shopping Centre and Tunbridge Wells mainline station are within 5 minutes walking distance of the building.

Lease

The premises are available by way of a sub-lease or assignment:

First Floor	
Lease Expiry	July 2029

Occupational Costs

Rent: £27.00 per sq ft
Service Charge: £11.69 per sq ft plus tenants electricity
Business Rates: circa £10.36 per sq ft

Accommodation

Floor	Use	Area (sq. ft.)	Area (sq. m.)
First	Office	4,000	371.61

*All areas are approximate and measured on a NIA basis.

Description

The Part First floor is available with an existing tenant's fit-out. There are toilets on each floor, lift access and shower/changing facilities to the basement. The building is currently undergoing a full refurbishment.

To the front of the building and within the undercroft there is on-site parking. In addition, there is extra car parking available at the nearby Crescent Road car park.

The fit out provides for:

- Reception & welcome area
- Break-out spaces for collaborative ad-hoc meetings
- A kitchen / tea point
- Suspended ceilings with recessed lighting
- Feature reception with co-working space
- Currently undergoing refurbishment

VAT

The building has been elected for VAT

Viewing

Strictly by appointment.

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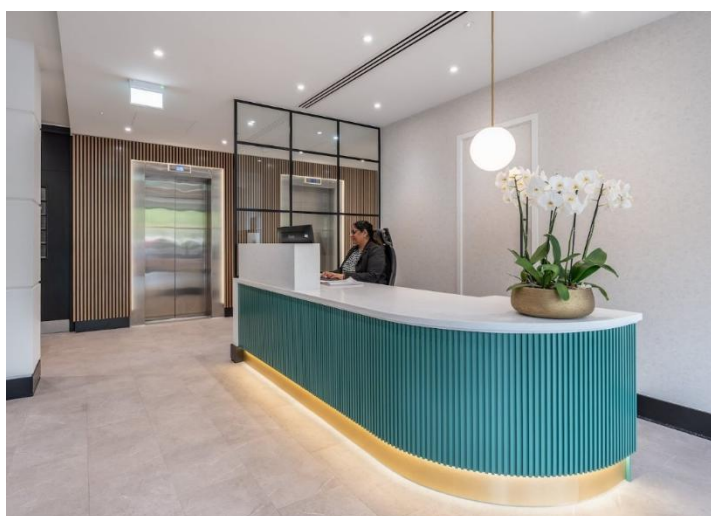
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Internal Photos



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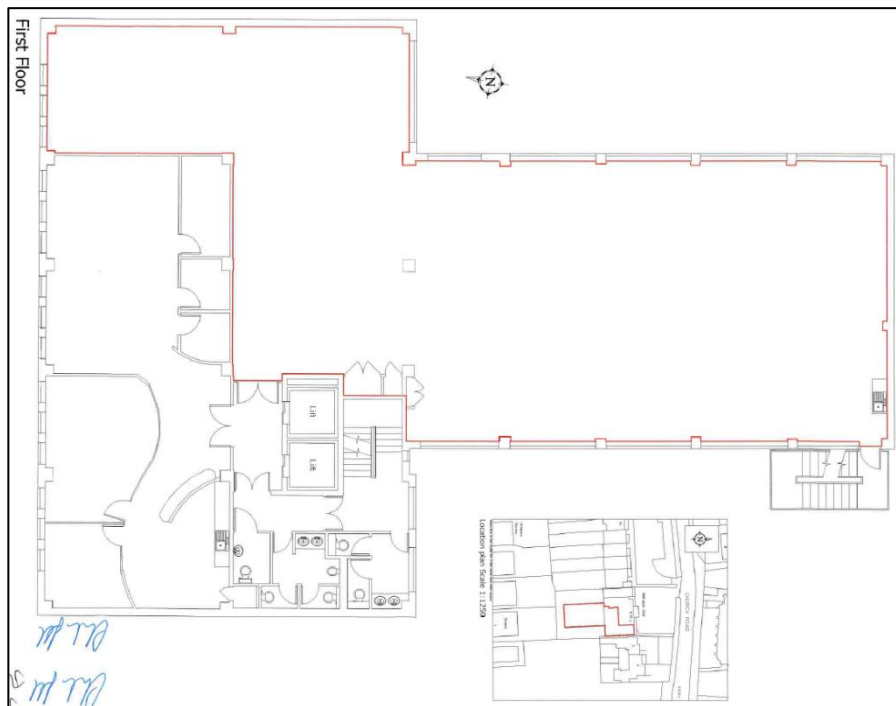
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Floorplan



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