



# Oakhill House

TONBRIDGE

**TO LET**

**100,000 SQ FT**  
SPECTACULAR OFFICE CAMPUS

**CBRE**



# IN THE HEART OF THE KENT COUNTRYSIDE

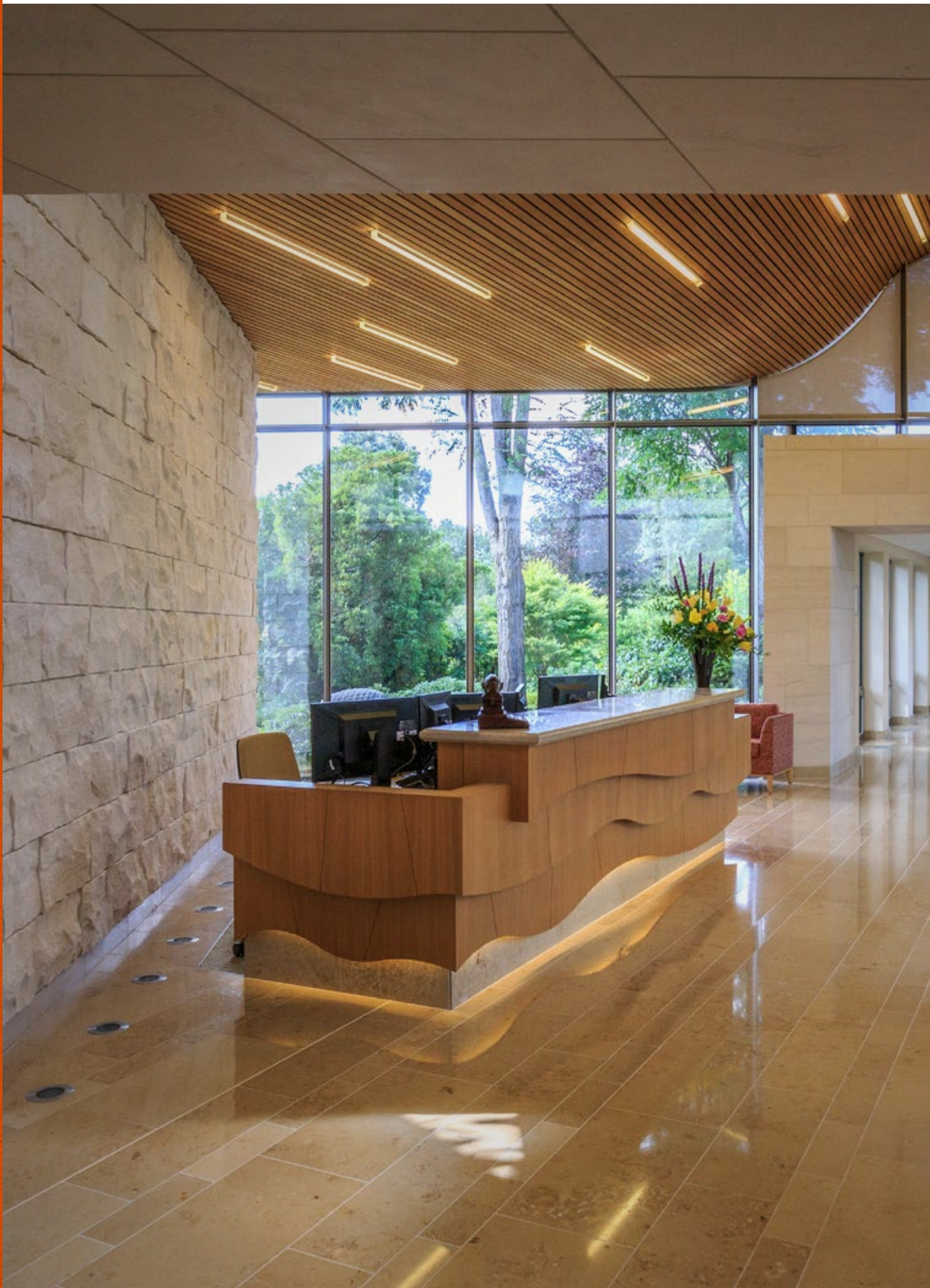
## **Oakhill House**

HILDENBOROUGH | TONBRIDGE | TN11 9DZ

**Office / Data Centre / Conference Space Available**

100,000 SQ FT ACROSS 4 INTERLINKING BUILDINGS

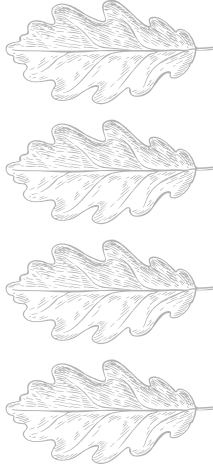






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## THE OPPORTUNITY



### A SPECTACULAR HEADQUARTER CAMPUS, OFFERING A NATURAL WORKING ENVIRONMENT TO THINK, BREATHE AND GROW.

Nestled in the beautiful Kent countryside, the Oakhill campus comprises three office buildings, an underground data centre and a large mansion house adapted into meeting rooms and conference facilities set in 15 acres of parkland.

The environment is perfectly suited to establishing a 'WELL' environment for employees, allowing them to work in space with excellent natural light together with extensive areas to sit and work in an outside tranquil setting.

## DESCRIPTION



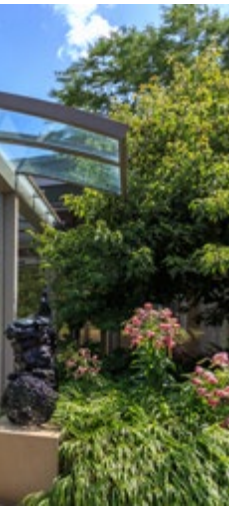
**STRATEGICALLY POSITIONED IN THE BEAUTIFUL KENT COUNTRYSIDE CLOSE TO TONBRIDGE AND TUNBRIDGE WELLS, THE IMMEDIATE LOCATION IS PERFECT FOR RUNNING, CYCLING, BOOT CAMPS AND YOGA.**

There is excellent amenity provision with a cafe and coffee shop on site and a regular bus service running throughout the day to Tonbridge shops and train station.

| BUILDING  | TYPE                               | SQ FT  |
|-----------|------------------------------------|--------|
| A / B / C | OFFICE                             | 85,000 |
| D         | CONF / OFFICE<br>FLAT / FACILITIES | 5,000  |
| E         | DATA CENTRE                        | 10,000 |

| PARKING                | SPACES |
|------------------------|--------|
| OVERGROUND             | 335    |
| UNDERGROUND (3 LEVELS) | 240    |











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## SPECIFICATION

### THE SITE

39 acre parkland setting

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Extensive CCTV

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Comprehensive access control

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Flood wired with CAT 6 Cabling

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Restaurant, hot food, deli bar and barista

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Bicycle storage

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Showers

### BUILDING A (PHASE 1)

Floor to ceiling height - 3.0

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Exposed services

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Floor void - 150mm

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1 lift

### BUILDING B (PHASE 2)

Floor to ceiling height - 2.9 m

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Fan coil air conditioning

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Exposed services

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2 lifts, 1 goods lift

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Cafe / restaurant on ground floor overlooking the garden

### BUILDING C (PHASE 3)

Floor to ceiling height - 2.9 m

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Chilled beam air conditioning

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3 lifts, 1 goods lift

### BUILDING D (PHASE 2)

Grade 2 listed house

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Built 1804

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Meeting rooms

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Office space

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2 flats

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Catering kitchen

### BUILDING E

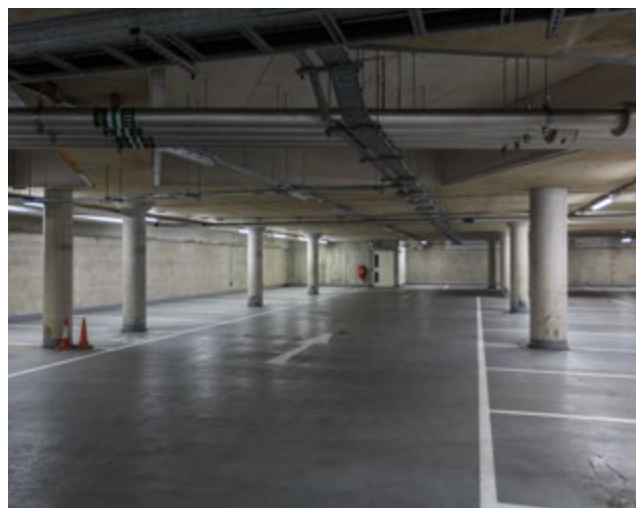
Underground data centre

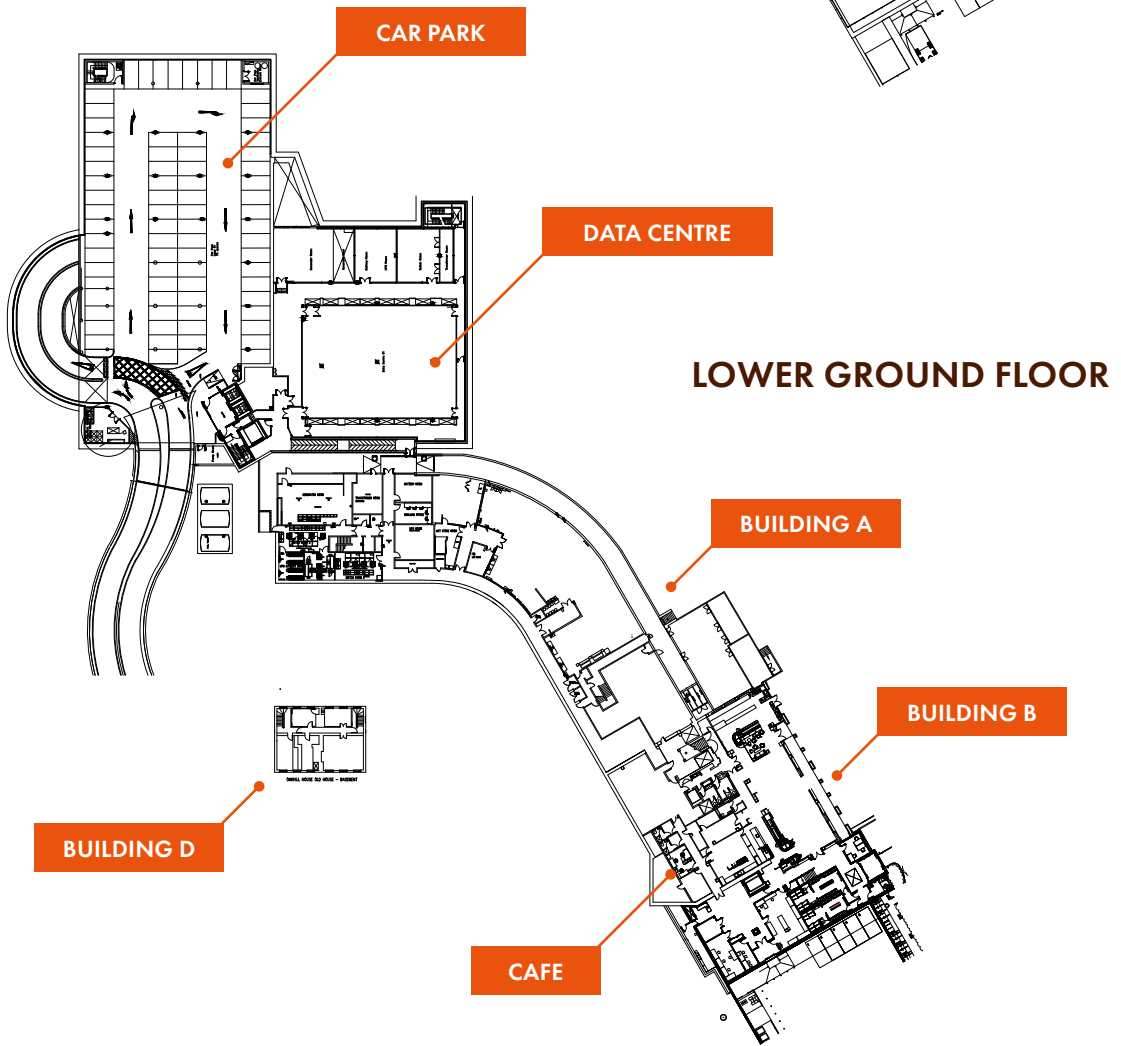
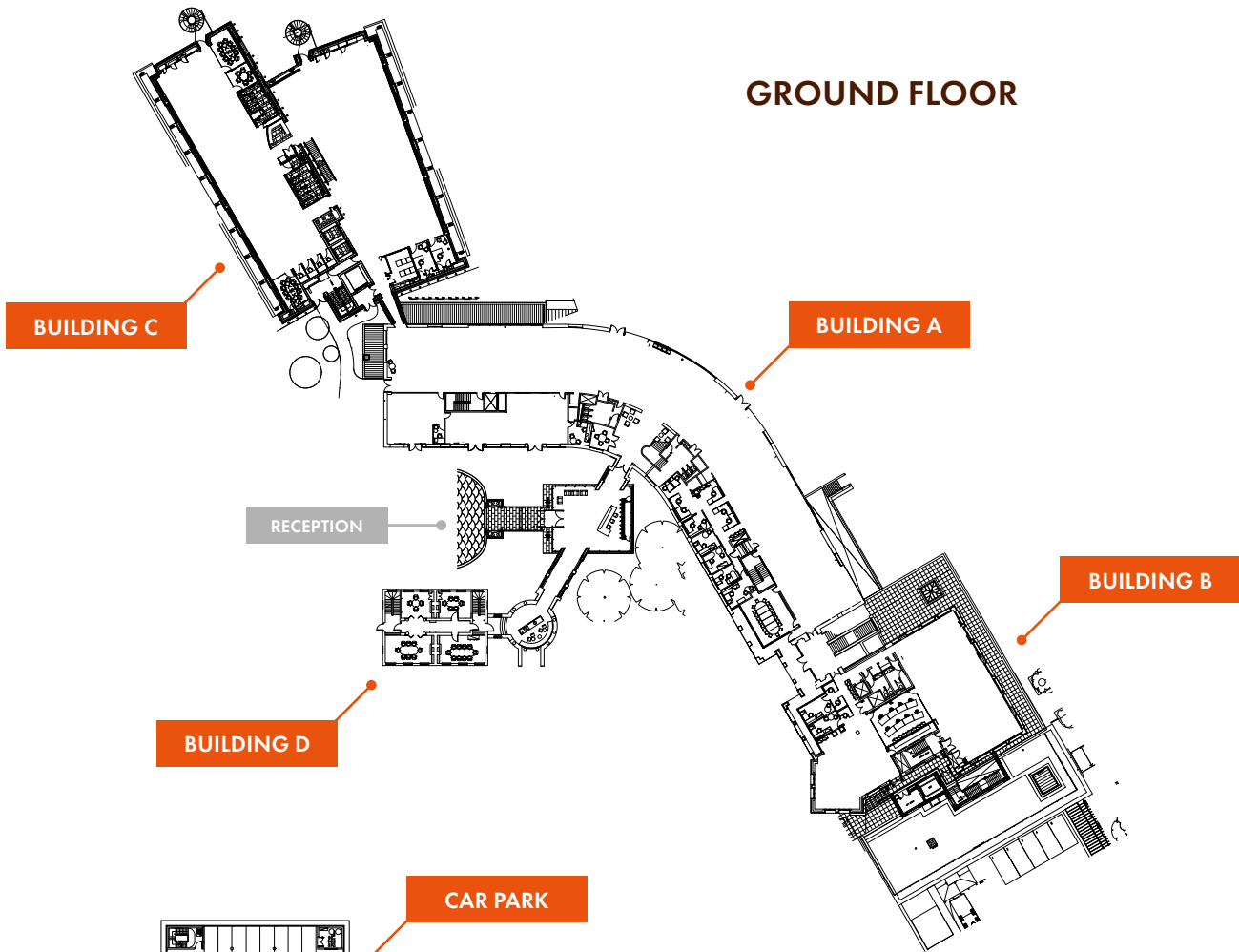
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Cold isle containment

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8 MVa Generator back up 3.2 MVa UPS 500 jva UPS





# LOCATION

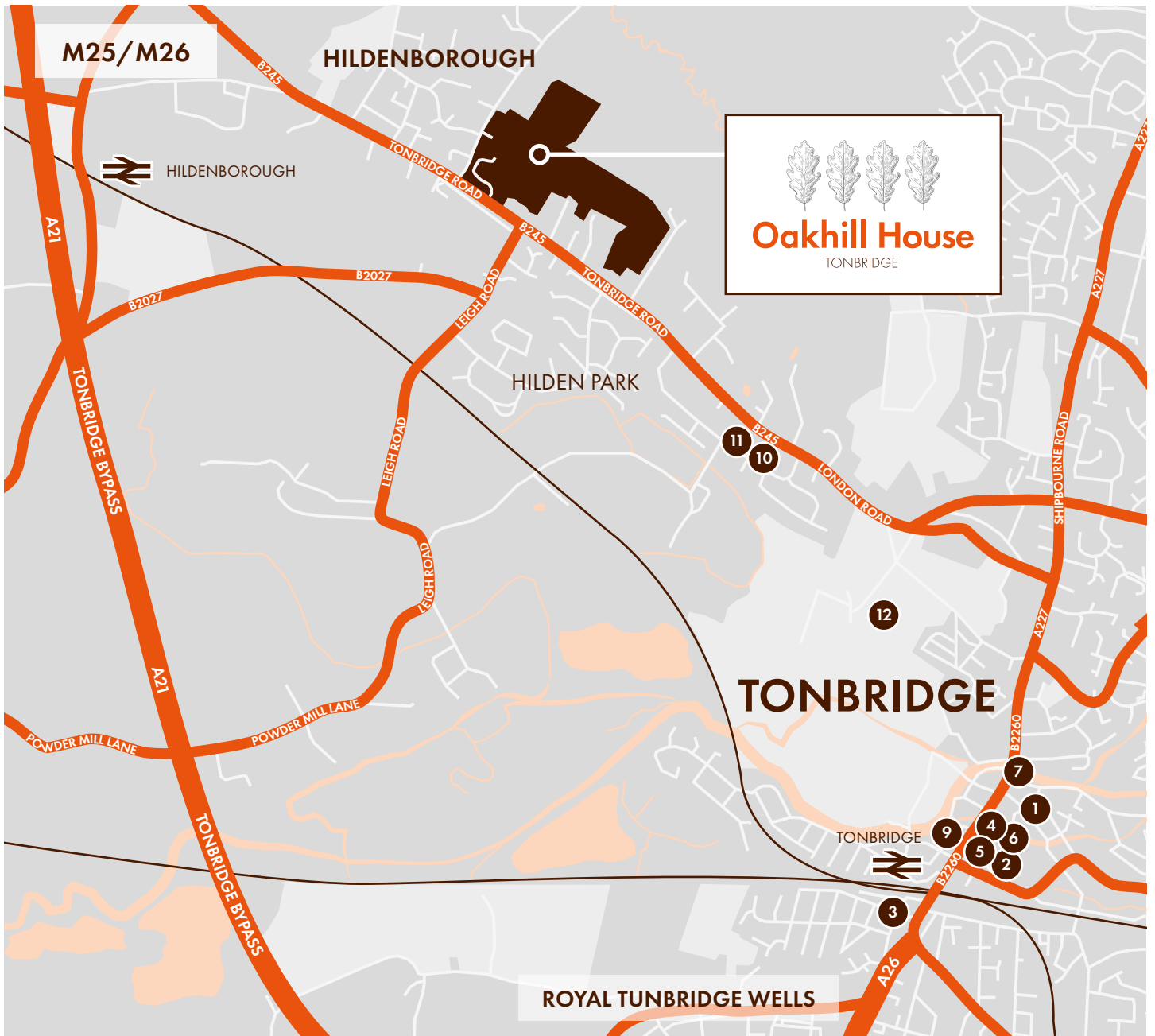


**HISTORICAL TONBRIDGE IS WELL LOCATED WITH EXCELLENT SHOPS AND RESTAURANTS NESTLED IN A BEAUTIFUL HISTORICAL SETTING WITH A CASTLE AND RIVER MEDWAY RUNNING THROUGH THE MAIN CENTRE.**

The rail station is the busiest in Kent which offers excellent services to London Bridge and Charing Cross.

- |   |                            |    |                                 |
|---|----------------------------|----|---------------------------------|
| 1 | Waitrose                   | 7  | Pizza Express                   |
| 2 | Sainsbury's                | 8  | Starbucks                       |
| 3 | Lidl                       | 9  | Puregym                         |
| 4 | Boots                      | 10 | Oast Theatre                    |
| 5 | Pavilions Shopping Centre  | 11 | Premier Inn                     |
| 6 | Angel Walk Shopping Centre | 12 | Tonbridge School Leisure Centre |



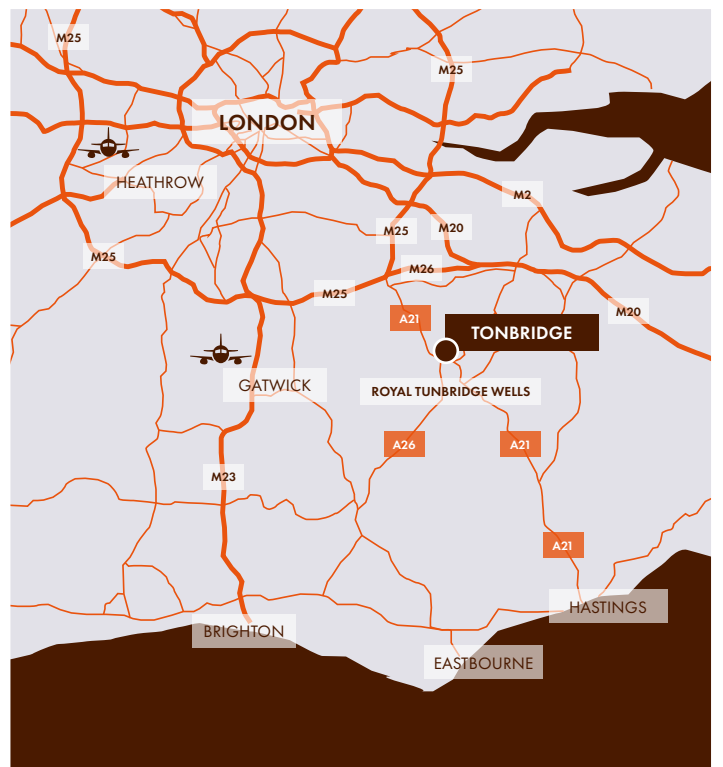


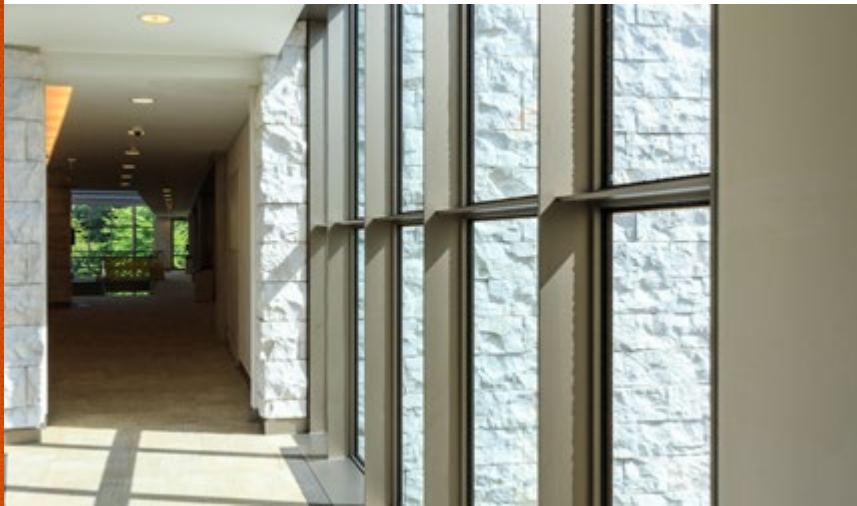
**BY ROAD FROM OAKHILL HOUSE TO:**

|                             |           |
|-----------------------------|-----------|
| Hildenborough Train Station | 1.4 miles |
| Tonbridge                   | 2.2 miles |
| Tonbridge Train Station     | 2.5 miles |
| Royal Tunbridge Wells       | 7.7 miles |
| M25 (J5) & M6 (J1)          | 8.0 miles |
| London Gatwick Airport      | 25 miles  |

**BY TRAIN FROM TONBRIDGE TO:**

|                                  |            |
|----------------------------------|------------|
| Ashford International (Eurostar) | 38 minutes |
| Redhill                          | 38 minutes |
| London Bridge                    | 41 minutes |
| London Waterloo                  | 43 minutes |
| London Charing Cross             | 46 minutes |
| London Gatwick Airport           | 51 minutes |









[www.oakhill-house.co.uk](http://www.oakhill-house.co.uk)  
TONBRIDGE

**LEASEHOLD ENQUIRIES**

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**CBRE**

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