

*Why work from home when you can work from an inspiring location...*



**REYNOLDS WORKSPACE, Quarry Hill Road, Borough Green TN15 8PB**  
High quality offices available to let 132 sq. ft. (12.26 sq. m.) to 633 sq. ft. (58.81 sq. m.)

Michael  
Rogers

## Reynolds Workspace, Quarry Hill Road, Borough Green TN15 8PB

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### LOCATION

The Reynolds Retreat is a beautifully restored period building set amongst 17 acres of a breathtaking park and woodland setting. The town centre is just over ten minutes' walk away with Borough Green station providing frequent train services to central London (Victoria and Charing Cross), Maidstone and Ashford International. Access to the southern motorway network is via Junction 2A of the M26, less than a 10-minute drive away.



### THE PROPERTY

As well as the high-quality gymnasium facilities providing a most comprehensive range of equipment; infinity pool, spa and on-site restaurant, the Reynolds Retreat is also now offering well-equipped offices to let by way of conventional effective full repairing and insuring leases or as fully serviced workspace.

The accommodation comprises a range of suites / rooms across the ground, first and second floors of the building, with extensive on-site parking and the added benefit of access to the spa and gymnasium (subject to terms).

### THE ACCOMMODATION

#### Second Floor Suite

A self-contained suite, comprising four rooms of varying sizes, kitchen and WC.

Net usable floor area 633 sq ft (58.81 sq m)

#### First Floor Rooms\*

Larch – 132 sq ft (12.26 sq m)

Beech – 801 sq ft (74.41 sq m)

#### Ground Floor Rooms \*

Rowan – 252 sq ft (23.41 sq m)

Oak – 517 sq ft (48.03 sq m)

*\*These rooms are only available to let by way of flexible licences at fully inclusive fees and for terms of three months upwards. In addition, hot desking; flexible desks; meeting rooms and some private offices can be made available at hourly and daily rates.*





## FEATURES

- Space heating by radiators to the second floor and with comfort cooling / heating to the ground and first floors
- LED lighting
- Double glazed windows
- Male & Female WC and shower facilities
- Fully carpeted and laminate floor coverings
- On-site parking
- Super-fast fibre broadband
- Breakout area with complimentary beverages and biscuits
- Gym / spa membership (subject to terms) included.

## TERMS

The second-floor suite is available to let by way of an effective full repairing and insuring lease for a term of years to be agreed.

## LEGAL FEES

Each party to bear their own legal costs.

## VAT

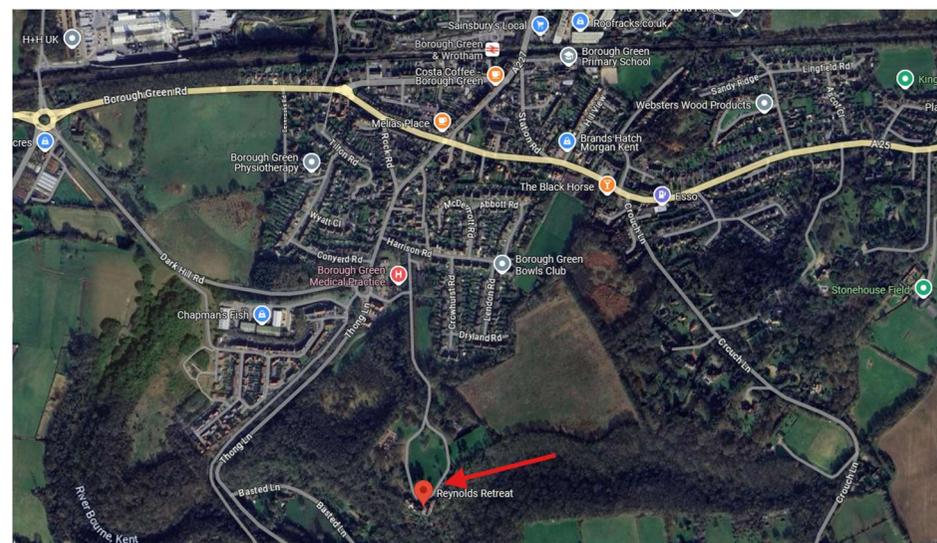
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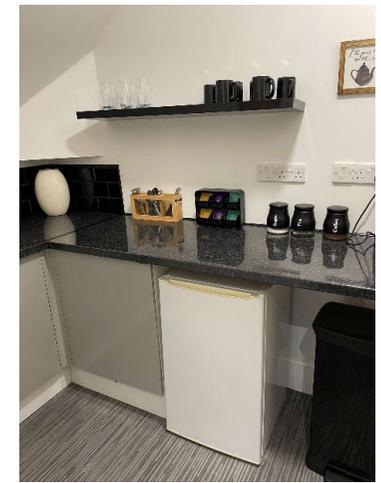
## EPC

To be confirmed.

## ANTI MONEY LAUNDERING

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