



FOR SALE / TO LET – PHASE I – AVAILABLE “OFF PLAN”

**NEW OFFICE DEVELOPMENT
FROM 548 FT² (50.9M²)**

**PETTERIDGE BUSINESS PARK
PETTERIDGE LANE, MATFIELD, KENT, TN12 7LT**

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PHASE I
AVAILABLE "OFF PLAN"**

**NEW OFFICE DEVELOPMENT
RURAL SETTING – CLOSE TO A21**

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PETTERIDGE LANE
MATFIELD
KENT
TN12 7LT**

LOCATION

The site is located approximately 7 miles South East of Tunbridge wells and just 1.4 miles from the main A21. The scheme is situated on the eastern side of Petteridge Lane approximately 1 mile from the picturesque Wealden village of Matfield.

DESCRIPTION

Exciting new single storey office scheme within a rural setting. The buildings are to be constructed in a sympathetic and traditional style set around a central yard / car park.

ACCOMMODATION

Phase I available "off plan"

<u>Unit</u>	<u>GIA</u>	<u>Price</u>	<u>Status</u>
Unit 1	approx. 895ft ² [83.2m ²]	£205,850	Available (op)
Unit 2	approx. 548ft ² [51.0m ²]	£126,000	Available (op)
Unit 3	approx. 548ft ² [51.0m ²]	£126,000	Available (op)

Phase II

Unit 4	approx. 369ft ² [34.2m ²]	U/A
Unit 5	approx. 369ft ² [34.2m ²]	U/A
Unit 6	approx. 873ft ² [81.1m ²]	U/A
Unit 7	approx. 552ft ² [51.2m ²]	U/A
Unit 8	approx. 482ft ² [44.7m ²]	U/A
Unit 9	approx. 482ft ² [44.7m ²]	U/A
Unit 10	approx. 482ft ² [44.7m ²]	U/A
Unit 11 & 12	approx. 932ft ² [86.6m ²]	SOLD

Rents – Upon Application.

Note – floor areas indicative only - scaled on Gross Internal basis from plans by clients architect. Any interested party must rely upon their own inspection and measurement.

TENURE

Phase I – Freehold with vacant possession. There will be a Service Charge for common estate issues only, but as units are freehold these will be kept to a minimum.

VAT

We are advised that VAT will not be applicable.

BUSINESS RATES

To be assessed by local council.

Any interested parties must rely upon their own enquiries of the local rating authority.

PLANS

Available upon request.

VIEWING

Strictly by appointment through Joint Sole Agents, **BRACKETTS** - Contact: **Darrell Barber 01892 533733** or **07739535468** email: darrell@bracketts.co.uk

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

18/11/09/db

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