



TO LET

**A SELF CONTAINED SINGLE STOREY OFFICE SUITE
APPROX. 950 SQ.FT. (88.25 SQ.M.)**

**THE GUERNSEY SUITE
GREAT HOLLANDEN BUSINESS CENTRE
MILL LANE, HILDENBOROUGH, KENT TN15 0SQ**

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Situated Within This Established Character
Development of Converted Farm Buildings
Arranged Around a Quadrangle with Large
Private Car Park in Mill Lane

LOCATION

Great Hollenden Business Centre currently comprises 12 self contained office units and has been created from part of the Great Hollenden Farm complex. It is situated in a rural, yet easily accessible position on the eastern side of Mill Lane about one mile from the B245 linking Hildenborough with north Tonbridge, the A21 and Sevenoaks.

Hildenborough Village is about 2 miles, Tonbridge 4 miles and Sevenoaks about 5 miles. Hildenborough British Rail Station is about 1½ miles distant. Access to the dual carriageway A21 at Morley's roundabout is some 2½ miles linking with the M25, Junction 5, a further 4½ miles distant.

DESCRIPTION

Unit G comprises a single storey former agricultural building now converted to comprise a self contained suite of offices. The accommodation is laid out to form 2 private offices with the remainder in open plan.

Floor Areas:

The approx floor area is 950 sq.ft. (88.25 sq.m.)

AMENITIES

- Fully carpeted
- Electric heating
- Kitchenette
- Separate male and female wc's
- Ample car parking in private car park.

LEASE

The premises are to be let on a new 6-year lease at **£16,000** per annum plus VAT subject to review at the 3rd year. The tenant will be responsible for internal and external decorations, internal repairs and refunding of the buildings insurance premium. The Lease shall be excluded from the Landlord & Tenant Act 1954.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

RATES

From the VOA website we understand the premises have a Rateable Value of £20,000. UBR for 2010/20011 is 41.4p in the £.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through sole agents **BRACKETTS**.

For further information or viewing please contact:

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