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TO LET

**A SELF CONTAINED SINGLE STOREY CHARACTER OFFICE SUITE
APPROX. 1,668 SQ.FT. (155 SQ.M.) NET**

**THE FAIRISLE 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

The Fairisle Suite comprises a highly individual single storey office unit sympathetically converted from a former farm building creating a self contained office suite of character. The premises are arranged as a single open plan office with overall dimensions approx: **42'4 x 31'4** having a high ceiling and some exposed timbers. Adjacent to the suite is a conference room approx. **12'10 x 21'10**

The main office is approached from a reception office with cloakrooms off.

**TOTAL NET FLOOR AREA APPROX:
1,668 SQ.FT. (155 SQ.M.)**

AMENITIES

- Newly carpeted
- Gas fired central heating
- Wall mounted trunking with power points
- Category 5 cabling
- Underfloor trunking
- Concealed fluorescent stripped lighting
- Double Glazing
- Rear fire exit
- Exposed roof timbers and beams
- Kitchen with sink unit and cupboards
- Separate male & female cloakrooms each with WC and wash hand bins

- Ample parking in private car park on other side of Mill Lane.

LEASE

The premises are to be let on a new 6-year lease at **£20,000** 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 **£27,750**. UBR 2010/2011 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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Bracketts

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Updated: 17 June 2010

**SUBJECT TO CONTRACT AND RECEIPT OF
SATISFACTORY REFERENCES**

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