

# bracketts <sup>est. 1828</sup>



**TO LET – PROMINENT CORNER UNIT  
APPROX 180 FT<sup>2</sup> [16.7 M<sup>2</sup>]**

**UNIT 1A, VICTORIA HOUSE, THE MOOR, HAWKHURST, KENT TN18 4NR**

# TO LET

## PROMINENT CORNER UNIT

APPROX 180 FT<sup>2</sup> [16.7 M<sup>2</sup>]

UNIT 1A  
VICTORIA HOUSE  
THE MOOR  
HAWKHURST  
KENT  
TN18 4NR

### Location

The property is located in the village of Hawkhurst approximately 4 miles south of Cranbrook and approximately 15 miles south east of Tunbridge Wells.

### Situation

The property fronts on to the main A229 and overlooks "The Moor" which is approximately ¾ of a mile south of Hawkhurst village centre. The premises enjoy a highly prominent corner position within Victoria House Business Centre.

### Accommodation

Ground floor approx. 180 ft<sup>2</sup> [16.7 m<sup>2</sup>]  
Use of shared WC and kitchenette facilities

### Lease

The premises will be made available by way of a new lease for a term to be agreed.

### Guide Rent

£425 per month inclusive of rent, rates, utilities, maintenance and building insurance but exclusive of VAT.

### Rental Deposit

Any interested party will be required to provide a rental deposit as security against compliance with the terms of the lease / licence.

### Planning

We have not made any enquiries in to previous uses but consider that the unit will suit various retail and office type uses (Subject to Planning if necessary) - Any interested parties must rely upon their own enquiries.

### Legal Costs

Each party to be responsible for their own legal costs.

### Viewings

Strictly by prior appointment with the sole letting agents Bracketts (Contact Darrell Barber) Tel: 01892 533733 [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk).

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#### IMPORTANT NOTE:

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