

est. 1828
bracketts

**OVER
50% LET**



**NEW OFFICES TO BE LET IN SUITES FROM
235 SQ.FT. UP TO AROUND 1,900 SQ.FT.
AMPLE ON SITE CAR PARKING**

**HAWKWELL BARN, HAWKWELL BUSINESS CENTRE
MAIDSTONE ROAD (A228)
PEMBURY, KENT TN2 4AG**

**NEW OFFICES TO BE LET IN SUITES
FROM
466 SQ.FT. UP TO AROUND 1,900 SQ.FT.**

**HAWKWELL BARN
HAWKWELL BUSINESS CENTRE
MAIDSTONE ROAD (A228)
PEMBURY, KENT TN2 4AG**

LOCATION

Hawkwell Business Centre is situated approx. 3 miles north east of Tunbridge Wells on the A228 Pembury/Maidstone Road. The property is situated on the Hawkwell Business Centre, comprising several office units & former agricultural buildings now converted to mixed commercial use.

DIRECTIONS

Proceed on the A228 from traffic lights in Pembury towards Five Oak Green/Maidstone. Continue for 1.5 miles or so and the road narrows. After a series of cottages on the right hand side the Hawkwell Business Centre is signposted on the right. Turn off the main road and proceed round the access road and at the end turn left and the property is directly in front.

DESCRIPTION

Comprises a new 2-storey office building within the original frame, providing various office suites all with the benefit of good natural daylight and excellent views over open countryside.

AVAILABILITY

Suite No.	Floor	Sq.Ft.	Availability
1	1	1,321	LET
2	1	1,182	AVAILABLE
3A	G	935	AVAILABLE
3B	G	235	LET
4A	G	704	LET
4B	G	235	LET

AMENITIES/SPECIFICATION

- Ample car parking
- Double glazed colour UPVC windows
- Downlighters
- Dado height trunking
- Electric heating
- T-stations
- Fully carpeted floors
- Separate male and female WC's per floor
- Landscaped surroundings
- Large communal patio area

TERMS

The suites are available to be let individually or combined for a lease term by arrangement on effective full repairing and insuring lease via service charge recovery.

RENT

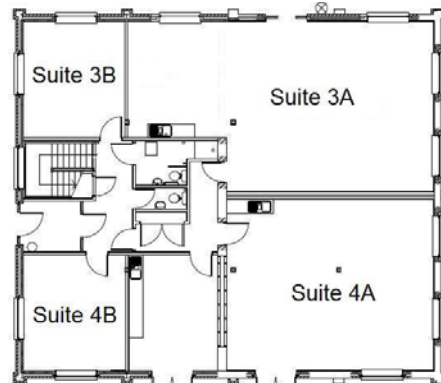
Based upon £16 per sq.ft. per annum payable quarterly in advance by standing order, plus VAT.

RENTAL DEPOSIT

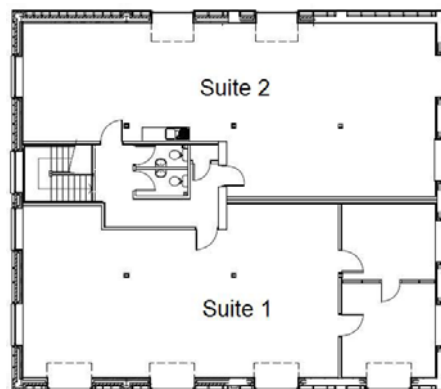
The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

For further information or viewing please contact:

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Updated: 22 February 2010



Ground Floor



First Floor

IMPORTANT NOTE:

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- Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



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