



FOR SALE OR TO LET

BUSINESS UNITS IN A RURAL SETTING - FROM 568ft² [52.7m²]

SPELDHURST BUSINESS PARK, LANGTON ROAD,
SPELDHURST, KENT TN3 0NR

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Various Sizes from 568ft² [52.7m²]

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LOCATION

Speldhurst Business Park is in an easily accessible location situated on the Langton Road, on the outskirts of Speldhurst.

The property is a former equestrian centre, having recently undergone a comprehensive conversion and refurbishment, to provide a range of available units to purchase or lease.

DESCRIPTION

The units are available at ground or first floor level, or a combination of both, with attractive weather-boarded elevations some with excellent views over the surrounding countryside.

Ample parking available.

ACCOMMODATION SCHEDULE:

<u>Units</u>	<u>Floor</u>	<u>ft²/m²</u>	<u>Price/Rent pax</u>	<u>Status</u>
A1	Ground	660 (61.3)		LET
A2	"	635 (58.9)	£145,000	AVAILABLE
A3	"			SOLD
A4	"			SOLD
A5	First	568 (52.7)	£125,000	AVAILABLE
A6	"	705 (65.5)		SOLD
A7/A8	"	1520 (141.21)		SOLD
B1	Ground	675 (62.7)	£150,000	AVAILABLE
B2	"	760 (70.61)		SOLD
B3	"	650 (60.3)		LET
B4	"	700 (65.0)		SOLD
B5	"	575 (53.4)		SOLD
B6	First	500 (46.5)		SOLD
B7	"	805 (74.8)		SOLD
B8	"			SOLD
B9	"			SOLD
B10	"	760 (70.6)		LET

C1	Ground		SOLD
C2	"	570 (53.0)	SOLD
C3	"	570 (53.0)	SOLD

Note – Floor areas are approximate – scaled from plans on a gross internal basis by client.

TENURE

To Purchase – 999 year leasehold interests, subject to a ground rent of £200 per annum.

To Lease – rents and terms by arrangement.

BUSINESS RATES

We envisage that the units will be reassessed for Business Rates following completion. Any interested parties must rely upon their own enquiries of the local Rating Authority.

PLANS

Plans available for inspection at our offices.

VIEWING

Strictly by appointment through the sole agents, **BRACKETTS**, tel: 01892 533733.

Contact: Darrell Barber darrell@bracketts.co.uk

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

REV 01.03.10 db

IMPORTANT NOTE

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