



TO LET

UNIT 6

THE HARTLEY DYKE BUSINESS CENTRE

SWATTENDEN LANE

CRANBROOK KENT

TN17 3PS

TO LET

SMALL OFFICE / BUSINESS UNIT

APPROX. 256 SQ. FT.

UNIT 6
THE HARTLEY DYKE BUSINESS CENTRE
SWATTENDEN LANE
CRANBROOK
KENT
TN17 3PS

LOCATION

The property is located in a rural business centre approximately 1 mile south west of Cranbrook town centre and approximately 15 miles east of Royal Tunbridge Wells.

DIRECTIONS

From Cranbrook – follow the A229 towards Hawkhurst for approximately 1 mile. After passing the Hartley Dyke Farm Shop complex, turn left into Swattenden Lane. The property will be found approximately 100 metres on the left.

DESCRIPTION

Single storey detached office building of brick construction beneath a pitched tiled roof. The unit benefits from UPVC double glazing, kitchenette, exposed timber beams, fitted carpet, WC and 2 car parking spaces.

ACCOMMODATION

Main Office: approx. 232 ft² [21.6m²]
Kitchenette: approx. 24 ft² [2.2m²]
WC

2 car parking spaces - plus additional car parking to the rear of Units 2 and 3.

LEASE

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

GUIDE RENT

£350 per calendar month exclusive.

Rent payable monthly in advance.

RENTAL DEPOSIT

The ingoing tenant to provide the Landlord with a rental deposit equivalent to 1 month's rental.

RATES

Enquiries of the Valuation Office Agency Website indicate that the property has a Rateable Value of £2,050. The UBR for 2010 / 2011 is 41.4p in the £.

Interested parties are strongly advised to verify this information with the Local Rating Authority.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' legal costs.

VIEWING

Strictly by prior appointment with the sole letting agents **BRACKETTS**: contact Darrell Barber - telephone: 01892 533733 darrell@bracketts.co.uk

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS ETC

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