

est. 1828  
**bracketts**



**4 NEW OFFICE UNITS**  
**BULLEN COURT BUSINESS CENTRE**  
**BULLEN LANE, EAST PECKHAM, KENT TN12 5LX**  
**TO LET**  
**ONLY TWO UNITS REMAINING**  
**FROM 340 – 800 SQ.FT**  
**WITH AMPLE CAR PARKING**

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### BULLEN COURT BULLEN LANE EAST PECKHAM KENT TN12 5LX

## TO LET ONLY TWO UNITS REMAINING

340 – 800 SQ.FT.  
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#### LOCATION

**Bullen Court Business Centre** is north of East Peckham situated on the western side of Bullen Lane about a mile or so south of the junction with the B2016 Seven Mile Lane, leading to Junction 2A, M26 connecting to M20 and M25.

The property is in a rural location but East Peckham is around a mile or so to the south.

#### DESCRIPTION

Comprises a recently converted Grade II Listed Barn now providing 4 individual suites of offices to be leased individually or combined.

#### FLOOR AREAS AND RENT

##### **Ground Floor North:**

540 sq.ft. – **LET.**

##### **Ground Floor South:**

340 sq.ft. - £6,500 pa plus £510 pa service charge **AVAILABLE**

##### **First Floor North:**

460 sq.ft. - **LET**

##### **First Floor South:**

435 sq.ft. - £7,395 pa plus £600 pa service charge. **AVAILABLE**

#### AMENITIES

- 3 Car parking spaces per unit
- Fitted carpets
- Double glazed lockable windows
- Ample double power points
- Separate male, female and disabled wc's
- Tea making facility per unit
- Electric heating
- Cat II lighting
- Fire alarm system

#### SERVICES

The units have individual electric meters. Tenants will be responsible for their own BT etc.

#### LEASE TERMS

The units are available to be let individually or combined. The offices are available on a flexible lease basis for 3 years (or longer), on broadly internal decorating terms, excluded from the Landlord & Tenant Act 1954. The landlords are responsible for external and internal repairs.

#### SERVICE CHARGE

Service charges are as outlined above broadly based upon £1.50 per sq.ft. per annum initially, in respect of maintenance of the estate as a whole and cleaning of common parts etc.

#### RENT 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.

#### VAT

VAT is payable on the rent.

#### LEGAL COSTS

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

#### RATES

We believe the Rateable Values are as follows:

Ground Floor North: RV £4,700

Ground Floor South: RV £3,750

First Floor North:/South RV To be re-assessed  
UBR for 2010/11: 40.7p in the £

#### POSSESSION

Possession will be granted upon the completion of legal formalities or earlier by arrangement.

#### VIEWING

Strictly by appointment through BRACKETTS.

For further information or viewing please contact:

**Jeffrey Moys**

**Bracketts**

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**Updated: 25 August 2010**

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