



TO LET
(AVAILABLE SUMMER 2009)

NEWLY CONSTRUCTED OFFICES WITH PARKING
APPROX: 1,965ft² [182.5m²]

MAY SUIT D1 USE (SUBJECT TO PLANNING)

OLD CROWN FARM, HARTFIELD, EAST SUSSEX

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LOCATION:

The property is located in the village of Hartfield, East Sussex, approximately 8 miles West of Royal Tunbridge Wells.

DIRECTIONS:

From Tunbridge Wells take the A264 through Langton Green and then the B2110 through the village of Groombridge. Continue along the B2110 until you reach Hartfield. The office is situated on the right as you pass the turning for the B2026 Edenbridge Road.

DESCRIPTION:

A new two storey courtyard style office development with ample parking. The building has been sympathetically designed with timber weather boarding, clay roof tiles and conservation style roof lights.

ACCOMMODATION:

Ground Floor:

Entrance lobby leading to:

Main Office: approx 943ft² [87.6m²]

Office: approx 191ft² [17.7m²]

Kitchen: approx 50ft² [4.6m²]

Separate ladies and gents WC's

Disabled WC

First Floor:

Main Office: approx 586ft² [54.4m²]

Store: approx 195ft² [18.1m²]

Total NIA approx 1,965ft² [182.5m²]

Note: Areas scaled from architect's drawings – to be confirmed – any interested party must rely upon their own measurements.

AMENITIES:

- Newly constructed modern accommodation
- Separate ladies and gents WC's
- Disabled WC
- Kitchen
- Heating via shared Biomass installation

LEASE:

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

GUIDE RENT:

£25,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

We are advised that the rent will attract VAT.

BUSINESS RATES:

Enquiries of the VOA website indicate that the property is not currently assessed for rates.

We envisage the property will be assessed for rates following completion of the construction phase.

Any interested parties are strongly advised to verify this information with the local Rating Authority.

RENTAL DEPOSIT:

Any incoming tenant will be required to provide a rental deposit.

LEGAL COSTS:

Each party to be responsible for their own legal costs save that the incoming tenant will be required to provide an undertaking via their solicitors to be responsible for any landlords abortive costs should the tenant withdraw from the transaction.

PLANNING:

We are advised by our client that Planning Consent has been granted allowing the property to be developed and used as offices (refer Planning Application WD/2008/1604F + 1605LB). We feel that the building may also suit D1 Use (Subject to securing Planning, etc.)

VIEWING:

Strictly by prior appointment through the sole letting agents:

Bracketts – tel: 01892 533733. Contact: Darrell Barber – e-mail: darrell@bracketts.co.uk

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

Rev 210409/DB

IMPORTANT NOTE

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