



TO LET

**A SELF CONTAINED SINGLE STOREY OFFICE BUILDING
APPROX. 1,318 SQ.FT. (122 SQ.M.)**

**THE KERRY SUITE
GREAT HOLLANDEN BUSINESS CENTRE
MILL LANE, HILDENBOROUGH, KENT TN15 0SQ**

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**Situated Within This Established Character
Development of Converted Farm Buildings
Arranged Around a Quadrangle with Large Private
Car Park in Mill Lane**

LOCATION

Great Hollenden Business Centre currently comprises 12 self contained office units and has been created from part of the Great Hollenden Farm complex. It is situated in a rural, yet easily accessible position on the eastern side of Mill Lane about one mile from the B245 linking Hildenborough with north Tonbridge, the A21 and Sevenoaks.

Hildenborough Village is about 2 miles, Tonbridge 4 miles and Sevenoaks about 5 miles. Hildenborough British Rail Station is about 1½ miles distant. Access to the dual carriageway A21 at Morley's roundabout is some 2½ miles linking with the M25, Junction 5, a further 4½ miles distant.

DESCRIPTION

The Kerry Suite was reconstructed around 5-years ago from a former agricultural building and now comprises high quality offices. The accommodation is arranged on ground floor only and has the following layout:

Entrance lobby with glazing through to office area.

Separate male & female cloakrooms each with wc & wash hand basin, and shower to male.

L-shaped open plan office area with private office and boardroom off.

Kitchen with range of wall and floor units.

FLOOR AREA

The accommodation:

Net internal floor area: 1,318 sq.ft. (122 sq.m.)

AMENITIES

- **Air conditioning**
- **Perimeter trunking**
- **Fully carpeted**
- **Recessed lighting and spots**
- **Underfloor trunking**
- **Sealed unit double glazed windows**
- **Smoke detectors**
- **Kitchen**
- **Ample car parking in private car park.**

LEASE

The premises are to be let on a new 6-year lease at **£26,000** per annum plus VAT subject to review at the third year. The tenant will be responsible for internal and external decorations, internal repairs and refunding of the buildings insurance premium. The Lease shall be excluded from the Landlord & Tenant Act 1954.

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.

RATES

From the VOA website we understand the premises have a Rateable Value of £28,000. UBR for 2010/2011 is 41.4p the £.

LEGAL COSTS

Each party to be responsible for their own legal costs.

POSSESSION

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

VIEWING

Strictly by appointment through Joint agents.

For further information or viewing please contact:

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