



TO LET

GROUND FLOOR OFFICES
275ft² [25.5m²] – 955ft² [88.7m²]

SUITES C & D, BLACKHAM COURT, WITHYHAM, EAST SUSSEX, TN7 4DB

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WITHYHAM
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SELF CONTAINED OFFICE SUITES WITHIN RURAL
BUSINESS PARK

Location

Blackham Court is located just outside Withyham in East Sussex approximately 8 miles south-west of Tunbridge Wells. There is a main line station at Ashurst serving Croydon, Victoria and beyond.

Directions

From Tunbridge Wells take the A264 through Langton Green and Ashurst and then turn left on to Beech Green Lane (approx 1.5 miles after passing the Ashurst Bridge). Follow the lane for approximately 0.5 miles and the entrance to the Business Park is on the left.

Description

Attractive ground floor office suites set around a central lawned area. There is ample car parking on site.

Accommodation

Suite C

Reception	approx. 80ft ² [7.4m ²]
2 Offices totalling	approx. 554ft ² [51.4m ²]
Kitchenette	approx 16ft ² [1.4m ²]
Ladies & Gents WC	
TOTAL	approx. 650ft² [60.38m²]

Suite D

Reception / Store	approx. 100ft ² [9.3m ²]
2 Offices totalling	approx. 195ft ² [18.1m ²]
Kitchenette	approx. 10ft ² [0.9m ²]
1 x WC	
TOTAL	approx. 305ft² [28.3m²]

TOTAL SUITES C & D approx. 955ft² [88.7m²]

The above suites are available separately or as a whole.

Lease

A new full repairing and insuring lease (via service charge) for a term to be agreed.

Guide Rents

Rental information upon application

The rents include Service Charge.

We are advised the rent will attract VAT.

Rates

Enquiries of the Valuation Office Agency Website indicate that the Suites are assessed for Rates as follows.

Suite C - RV £5,400

Suite D - RV £3,700

The UBR for 2009 /2010 is 48.5 pence in the £.

Any interested parties must make their own enquiries of the local Rating Authority to verify this information.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by prior appointment through **Bracketts – 01892 533733 – contact: Darrell Barber (darrell@bracketts.co.uk)**

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

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