



TO LET

**OFFICE WITH PARKING
APPROX. 1,455FT² [135.2M²]**

UNIT A, MOUSEDEN FARM, HALLS HOLE ROAD, TUNBRIDGE WELLS, KENT, TN2 4RF

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**UNIT A
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HALLS HOLE ROAD
TUNBRIDGE WELLS
KENT
TN2 4RF**

LOCATION

Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London with a resident population of around 100,000 people. The town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 motorway and has a frequent train service to the Capital (approx. 60 minutes minimum).

SITUATION

The property is situated at Mouseden Farm approximately 1.5 miles east of Tunbridge Wells town centre and affords easy access to Pembury Road and the A21. The entrance to the farm is well signposted – follow the farm lane for approx. 0.5 miles until you enter the main farm complex - the unit and car park can be found on the left.

DESCRIPTION

Former farm building converted to create modern office accommodation.

ACCOMMODATION

Offices (inc. kitchen) Approx. 1,455ft² [135.2m²]
WC and Disabled WC

AMENITIES

- Fully carpeted
- Heating via storage heaters
- Suspended ceiling with integrated lighting
- Double glazed
- Shared car parking for approx. 20 cars.

TRANSACTION

The premises are available by way of an assignment of the existing Lease.

LEASE

The premises are held on an Internal Repairing and Insuring basis for a term of 6 years from January 2009 at a passing rent of £14,500 per annum exclusive. The Lease contains a Rent Review and Tenant Break Option exercisable upon expiry of the third year of the term.

BUSINESS RATES

Enquiries of the Valuation Office Website indicate that the property is described as "Offices and Premises" and has a Rateable Value of £20,750.

The UBR for 2011 / 2012 is 43.3 pence in the £.

Interested parties are strongly advised to make their own enquiries of the Local Rating Authority.

RENTAL DEPOSIT

The ingoing party will be required to provide a rental deposit as security.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the transaction save that the ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord should the Tenant withdraw.

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

14/09/11/DB

IMPORTANT NOTE:

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- (v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



27/29 High Street, Tunbridge Wells, Kent TN1 1UU
Tel: (01892) 533733 Fax: (01892) 512201
E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent TN9 1BB
Tel: (01732) 350503 Fax: (01732) 359754