



TO LET - Air Conditioned Office with Parking  
NIA Approx. 4,069ft<sup>2</sup> [378.0m<sup>2</sup>]\*  
Unit F Lamberhurst Vineyard, Old Winery, Lamberhurst

When experience counts...

est. 1828  
**bracketts**

**TO LET**

**AIR CONDITIONED OFFICE  
WITHIN RURAL BUSINESS PARK**

**NIA APPROX. 4,069FT<sup>2</sup> [378.0M<sup>2</sup>]\***

**UNIT F  
LAMBERHURST VINEYARD  
OLD WINERY  
LAMBERHURST DOWN  
LAMBERHURST  
KENT**



27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

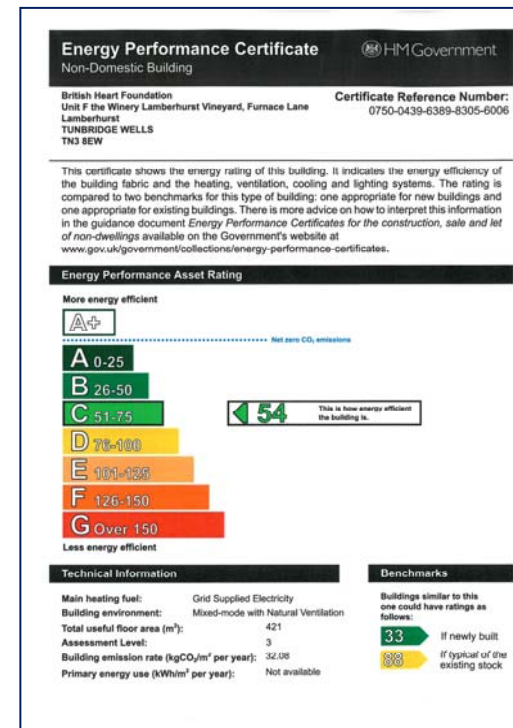
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[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



## LOCATION / SITUATION

Lamberhurst village is located just off the A21 approximately 7 miles east of Royal Tunbridge Wells.

The Vineyard is situated to the south of Lamberhurst village on Furnace Lane (B2169). Frant railway station lies approximately 4 miles to the west of the property.

## DESCRIPTION

The office forms part of a former bonded wine warehouse which has been comprehensively redeveloped to provide modern office space with raised floors, floor boxes, carpet and air conditioning. The scheme has a full height atrium reception, 8 person (630KG) lift, ladies and gents WC's and a disabled WC.

## ACCOMMODATION

Part GF / Part FF

Offices NIA Approx. 4,069ft<sup>2</sup> [378.0m<sup>2</sup>]\*

10 dedicated car parking spaces plus use of overflow car park (subject to availability).

\*Areas provided by our joint agent.

### Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

## LEASE

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

The provisions of Sections 24 – 28 inc. of the Landlord & Tenant Act 1954 are to be excluded from the Lease.

## GUIDE RENT

£57,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

We are advised that the rent will attract VAT.

## SERVICE CHARGE

The Landlord operates a service charge in respect of common and shared items – further information upon request.

## BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £49,000. The standard UBR for 2020/ 2021 is 51.2 pence in the £ and the small business rates multiplier is 49.9 pence in the £.

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

## RENTAL DEPOSIT

The ingoing party will be required to provide a rental deposit to be held throughout the Term.

## LEGAL COSTS

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

## VIEWING

Strictly by prior appointment through the joint sole agents – **Bracketts – 01892 533733.**

Contact: Darrell Barber 07739535468

[darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

or White Druce & Brown

Contact: James Baker 07776200830

[JBaker@whitedrucebrown.com](mailto:JBaker@whitedrucebrown.com)



SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.  
Rev. 24/06/20/DB

